



31A HIGH STREET

Syresham, NN13 5HL



DAVID COSBY
ESTATE AGENTS



31a High Street

Syresham, NN13 5HL

Total GIA Floor Area | Approx. 156sqm



4 Bedrooms



3 Receptions



2 Bathrooms

Features

- Desirable village location
- South facing garden
- Feature open fireplace with wood burning stove
- Single garage and off road-parking
- Four bedrooms
- Three reception rooms

Description

An attractive four-bedroom detached property with off-road parking, and single garage located in the sought after village of Syresham. This rarely available family home has a dressed limestone façade and gabled dormer windows.

The property is set well back from High Street and has a block paver drive leading to the attached single garage and a separate area laid with Cotswold stones providing off road parking. A pathway leads to the main front entrance beneath a projecting canopy and there is gated access to the rear garden.



The village of Syresham remains unspoilt and preserves much its old-world charm, providing an ideal location for families seeking a tranquil location but with the benefit of good amenities and easy access to the arterial roads of the A43, M1 and M40.

The Property

Entrance

Accessed via a timber panelled door with matching double glazed side panel, the main entrance has a large, tiled canopy over and opens into an impressively sized entrance hall with engineered oak floorboards and four panelled doors opening to the principal ground floor accommodation. A straight flight of carpeted stairs with painted timber handrails and balustrades leads to the first floor accommodation and there is a useful understairs cupboard. Walls are neutrally decorated.

Sitting Room

The sitting room is accessed via a part-glazed door from the entrance hall, and has timber laminate floorboards and exposed ceiling timbers. There is a large feature fireplace of dressed limestone and facing brick construction with a chamfered oak lintel over and fitted with a Jotul wood burning stove. Glazed double-swing doors with a matching side-lights lead to the family room, and a full-height glazed door opens to the utility area on the side elevation.

Dining Room

Accessed via a part glazed door from the entrance hall, the dining room has hard wearing Portuguese porcelain tile and a three-unit double glazed window overlooking the front aspect. Ceilings have exposed timbers and there is an arched opening leading to the kitchen.

Family Room

Located to the central rear elevation of the property with double-glazed French doors opening onto the south facing garden and a matching full height double-glazed side-light, the family room provides the perfect breakaway space or children's play area. Currently used as a cinema room, this area would also make a great study space.

Kitchen

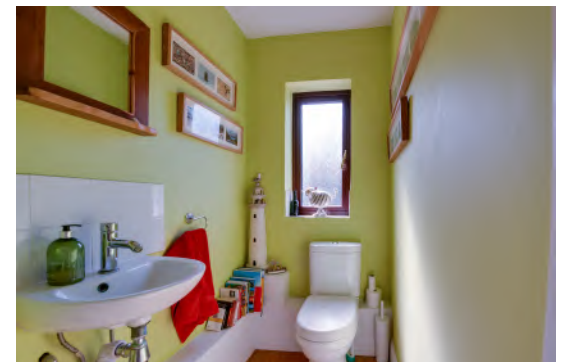
Located to the rear left hand side of the property and with a three-unit double glazed window overlooking the garden, the kitchen is fitted with a range of shaker-style oak-faced base and wall units with composite work surfaces and an inset stainless-steel sink with chrome mixer taps. Floors are finished with matching hard wearing Portuguese porcelain tiles and ceilings have exposed timbers.

Utility

The utility area has a ceramic tiled floor and a mixture of white painted render and brick walls. This useful space houses the oil-fired boiler and has good natural lighting from two double-glazed Velux windows and double-glazed French doors which open onto the rear garden. A base unit with work surface has been fitted providing space for a washing machine. A timber flush door provides access to the attached single garage.

Cloak Room / WC

The ground floor cloak room has a single casement window providing natural lighting and ventilation. Sanitary fittings include comprise a close-coupled contemporary WC and matching wall-mounted wash hand basin with chrome mixer taps. Floors are finished with engineered oak boards which flow through from the entrance hall.



First Floor Landing

The galleried first floor landing has cut-pile carpet and is neutrally decorated with panelled doors opening to the main bedrooms and family bathroom. Double swing timber doors open to a large airing cupboard housing the hot water cylinder and fitted with slatted pine shelving.

Master Bedroom

The master bedroom is located to the front right-hand side of the property and has a three-unit window overlooking the front aspect. Floors are finished with oak floorboards and the part-vaulted ceiling has exposed timbers. Storage is provided by a built-in wardrobe with upper shelving, accessed via two separate timber flush doors. A panelled door opens to the master bedroom ensuite.

En-suite

The master bedroom ensuite is fitted with a double-ended bath with wall mounted chrome taps and shower over, large clamshell wash hand basin with pedestal, and matching close-coupled WC. Floors are finished with ceramic tiles and walls have partly finished with ceramic tiles. Ceilings are partly vaulted with exposed timbers, and a two-unit double glazed window overlooks the front elevation providing natural lighting and ventilation. Further ventilation is provided by mechanical extraction.



Bedroom 2

Bedroom two is located to the rear right-hand side of the property and has a three-unit window overlooking the southeast facing elevation and the rear garden. The part-vaulted ceiling has painted exposed timbers and this good-sized double bedroom also has built-in wardrobe space with shelving above. Floors are finished with cut pile carpet.

Bedroom 3

The third bedroom is another double bedroom with a three-unit window overlooking the front aspect. The part-vaulted ceilings again have exposed timbers and floors are finished with cut pile carpet. Flush timber double swing doors provide access to a useful wardrobe/storage space.

Bedroom 4 / Study Room

Bedroom four is located to the rear left hand side of the property and has loop pile carpet and vaulted ceilings with exposed painted timbers. A three-unit window overlooks the southeast facing rear garden.

Family Bathroom

Fitted with a three-piece suite comprising bath with shower over, close-coupled contemporary WC, and ceramic wash-hand-basin with pedestal. Walls are partly finished with ceramic tiles and ceilings are part vaulted with exposed timbers. A two-unit double glazed window overlooks the front elevation providing natural lighting and ventilation.



Gardens and Grounds

Front Aspect

The property is set well back from the High Street with a shared block paved drive which leads to an integral garage with car parking in front. The original limestone boundary walls to the former farmyard are still in place and there is separate off-road parking for two cars. There is gated side access to the rear garden.

Garage

The attached single garage is of dressed limestone construction beneath a pitched and tiled roof. Vehicular access is via an aluminium roller shutter door and there is a two-unit casement window to the side elevation providing natural lighting. Power and lighting have been provided.

Rear Aspect

The pleasant south facing rear garden captures sunlight throughout most of the day and is mainly laid to lawn with established planters and a gravelled pathway with block paviour borders leading to a pretty patio area which captures sunlight in the early afternoon to late evening - perfect for alfresco dining and evening drinks.



Location

The village of Syresham remains unspoilt and preserves much its old-world charm, providing an ideal location for families seeking a tranquil location but with the benefit of good amenities and easy access to the arterial roads of the A43, M1 and M40.

Milton Keynes and Northampton are approximately 30 minutes' drive from where train journeys can be made to London Euston in 1 hour. For a more local range of amenities and facilities, the market towns of Brackley and Towcester are just a short drive away.

Syresham is fortunate to have the beautiful church of St James the Great. Located on a steeply banked hillside to the northeast of the village this C13th church has an impressive, shingled spire which rises next to a backdrop of equally inspiring trees.

The village is surrounded by the remnants of ancient woodlands used as hunting grounds for past royalty. The source of the River Great Ouse is purported to be located nearby and flows as a small brook passing through the village on its 142m journey to Norfolk into the Wash.



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Ground Floor = 94 sqm (Inc. Garage)



First Floor = 62 sqm

High Street, Syresham NN13 5HL

Approximate GIA (Gross Internal Floor Area) including Garage = 156 sqm

David Cosby Chartered Surveyors & Estate Agents
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Local Authority: West Northamptonshire Council (South Northamptonshire Area)

Services: Water, Drainage, Electricity, and Oil

Council Tax: Band F **EPC:** Rating D

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.