

NEW INSTRUCTION



BELL LANE

Syresham, Brackley, NN13



DAVID COSBY
ESTATE AGENTS



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Bell Lane

Syresham, Brackley, NN13 5HP

Total GIA Floor Area | Approx. 130 sqm (1399 sqft)



3 Bedrooms



3 Receptions



3 Bathrooms

Features

- Extended Victorian cottage with charming period features
- Prime village location in Syresham
- No onward chain
- Three spacious double bedrooms, each with its own en-suite
- Solid oak kitchen with a convenient breakfast bar
- Versatile utility area and welcoming entrance porch
- Three reception rooms for flexible living spaces
- Ground floor cloakroom
- Beautifully landscaped gardens perfect for relaxation
- Large timber workshop with power and lighting

Description

An attractive Victorian cottage, nestled in an enchanting, landscaped garden and set back from Bell Lane in the desirable South Northamptonshire village of Syresham. Built from solid brick with white ashlar render to the front façade and coursed ironstone to the side and rear elevations, beneath a dual-pitched natural slate roof with three brick chimney stacks. The property was originally two separate cottages but has been extended and combined to form a spacious three-bedroom home. Accommodation at ground floor comprises an entrance porch/utility area, kitchen breakfast room, dining room, sitting room, study, cloakroom, and second entrance porch. At first floor, there are three double bedrooms, each with its own en-suite. The property also has a large timber workshop with power and lighting.



The Victorian cottage nestled in a peaceful location off Bell Lane in the picturesque village of Syresham in South Northamptonshire.

The Property

Entrance Porch & Central Lobby:

The entrance porch at the centre of the property features a traditional timber-panelled door with single glazed top-lights and two separate timber casement windows. The floors are finished with solid oak boards, and the vaulted ceiling has exposed mock-timber purlins. The walls are neutrally decorated, and a stripped pine door from the entrance lobby opens to a useful cloakroom area. A step-down leads to a central lobby area connecting the dining room and sitting room. This space benefits from natural lighting through an internal high-level timber window and is fitted with pine shelving.

Cloakroom:

Fitted with a close-coupled WC and a small wall-mounted ceramic wash hand basin with chrome mixer taps, the cloakroom is neutrally decorated and has oak floorboards that continue through from the entrance porch. Natural lighting and ventilation are provided by a timber casement window to the side elevation.

Sitting Room:

Located within the left-hand side extension but still displaying period characteristics, the sitting room has a central oak ceiling beam and exposed joists. Good natural lighting is provided by two separate casement windows overlooking the front garden. The floors are finished with solid oak boards that flow through from the entrance lobby and dining room. There is a large feature open fireplace with a tiled hearth housing a classically styled wood-burning stove with an oak lintel above.

Dining Room:

A large space with good natural lighting from two separate casement windows overlooking the front garden and fitted with oak floorboards. The ceilings have exposed joists with a central beam, and stripped pine doors open to the study and kitchen/breakfast area. There is ample space for a large table and chairs, with additional perimeter space for storage and furniture. This lovely reception room is finished with a recessed fireplace with brick reveals and a tiled hearth with an oak upstand supporting a traditional wood-burning stove. A step-up leads to the kitchen breakfast area.



The Property

Study:

Located off the dining room, the study is a peaceful 'breakaway' room with oak floorboards, exposed ceiling joists, and natural lighting from a high-level rear elevation casement window. Further natural lighting is provided by an internal glazed window overlooking the entrance lobby.

Kitchen / Breakfast Room:

The kitchen/breakfast room has separate access from the front garden via a timber panel door with upper glazed panes, benefiting from ample natural light from four timber-framed windows to the front aspect. A pleasant porch area in front of the kitchen serves as a utility space, featuring a Belfast-style sink, oak units, and space for a washing machine. A straight flight of exposed pine stairs leads to the first-floor accommodation. The main kitchen area is equipped with high-quality solid oak base and wall units, matching oak work surfaces, and a large Belfast-style sink with double drainer and mixer tap. A convenient breakfast bar with seating for two has been incorporated, and the original fireplace has been opened up to house a large five-burner range with a separate electric plate warmer and four-door oven. The floors are finished with riven-effect ceramic tiles, and there are exposed ceiling joists and a central beam.



The Property

First Floor Landing:

The first-floor landing has exposed oak A-frame roof trusses and benefits from good natural lighting from three traditional timber casement windows overlooking the well-tended front garden. The floors are finished with cut pile carpet, and the walls are neutrally decorated. Stripped pine four-panel doors with brass ironmongery open to the three double bedrooms.

Bedroom One:

A good-sized double bedroom located on the left-hand side of the property, featuring two separate timber casement windows that provide pleasant views over the front garden. The vaulted ceiling has exposed roof timbers, including an A-frame truss and purlins. At the apex of the wall separating the en-suite, there is a decorative leaded light. The floors are finished with cut pile carpet, which flows through from the landing area, and there is ample space for freestanding wardrobes and storage.

Bedroom One En-suite:

Fitted with a three-piece suite comprising a traditional bath with chrome pillar taps and shower over, a clamshell wash hand basin with pedestal and traditional mixer taps, and a close-coupled WC. Natural lighting and ventilation are provided by a two-unit window overlooking the garden. The floors are finished with marble-effect acrylic tile, and the walls have half-height ceramic tiling behind the sanitary appliances. A heated towel rail has been installed, and there is a hit-and-miss vent in the sloping ceiling.

Bedroom Two:

A double bedroom located at the centre of the property with matching cut pile carpet and a two-unit casement window overlooking the rear aspect. Exposed original A-frame timber roof trusses provide character, and a further decorative leaded light has been fitted to the apex of the en-suite wall.

Bedroom Two En-suite:

A bright space with natural lighting from a window to the rear elevation and exposed purlins to the vaulted ceiling. The en-suite is fitted with a large shower cubicle with a concertina glazed screen, a ceramic wash hand basin with pedestal, and a close-coupled WC. The floors are finished with marble-effect ceramic tiles, and the walls are neutrally decorated with partial ceramic tiling around the shower and wash hand basin.



The Property

Bedroom Three:

A dual-aspect double bedroom located on the right-hand side of the property, featuring a vaulted ceiling with original exposed A-frame trusses and purlins. The floors have matching cut pile carpet, and the walls are neutrally decorated. Natural lighting is provided by traditional timber casement windows to the front and rear elevations, and an opening leads through to the en-suite.

Bedroom Three En-suite:

Fitted with a three-piece suite comprising a shower cubicle with concertina glazed screen and ceramic wall tiling, close-coupled WC, and wash hand basin with pedestal. Natural lighting and ventilation are provided by a small top-hung casement window to the rear elevation, and the floors are finished with marble-effect ceramic tiles.

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Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Grounds

Front Aspect:

The property is set well back from Bell Lane and occupies an elevated position. The main front garden is accessed via a winding pathway with a metal gate opening to a large patio area, featuring a delightful circular brick pond and fountain. A large timber workshop with double swing barn doors provides ample space for storage and hobbyists needing extra room. Pathways flanked with lawns extend from the patio area into the well-tended herbaceous gardens, which are beautifully maintained. Notable trees include a large Magnolia, which has just blossomed, as well as a Viburnum, and Walnut tree which produces a small harvest of nuts, which are often enjoyed by the local wildlife! There is a further small pond with a sheltered seating area to enjoy the garden.

The pathway forks to two separate front entrance porches to the cottage, with steps leading down to a gravelled area running the length of the property, providing space for al-fresco dining. There is access to the side of the property with a gate opening to a public footpath providing access to High Street and the village recreation ground.

Outbuilding:

To the front of the garden there is a large timber framed workshop with stained cladding under a dual pitched roof. Double swing ledged and braced doors provide wide access for machinery and power and lighting have been installed.





Location

The property is located on Abbey Road in the picturesque village of Syresham in South Northamptonshire. Syresham is a village that has managed to retain much of its old-world charm and provides an ideal location for families seeking a tranquil location but with the benefit of good amenities. Facilities within the village include; Primary School; The King's Head - a traditional coaching inn; post office and village store; Methodist Chapel; modern village hall; and Sports and Social Club.

The village further benefits from good 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. The market towns of Brackley and Towcester are just a short drive away and provide an extended range of shops, supermarkets, and restaurants.

The beautiful church of St James the Great is located on a steeply banked hillside to the north east of the village. This C13th church has an impressive, shingled spire which rises next to a backdrop of equally inspiring trees.

Property Information

Local Authority: South Northamptonshire Council

Services: Water, Drainage, LPG, & Electricity

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

Agent's Notes:

This property has experienced movement in the past due to the influence of perimeter vegetation on the underlying clay soil. In August 2009, movement-related cracking was resolved by removing a problematic hedge. Further cracking was identified in 2018 with an insurance surveyor noting clay soil shrinkage due to a conifer, which was subsequently removed in early 2019. Certificates of completion of repairs were obtained on both occasions. Securing subsidence insurance in future may require adherence to a monitoring schedule, and good maintenance of vegetation is advised.

There is a pedestrian right of way along part of the footpath for 21 Bell Lane.

Parking is on street only

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. 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. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



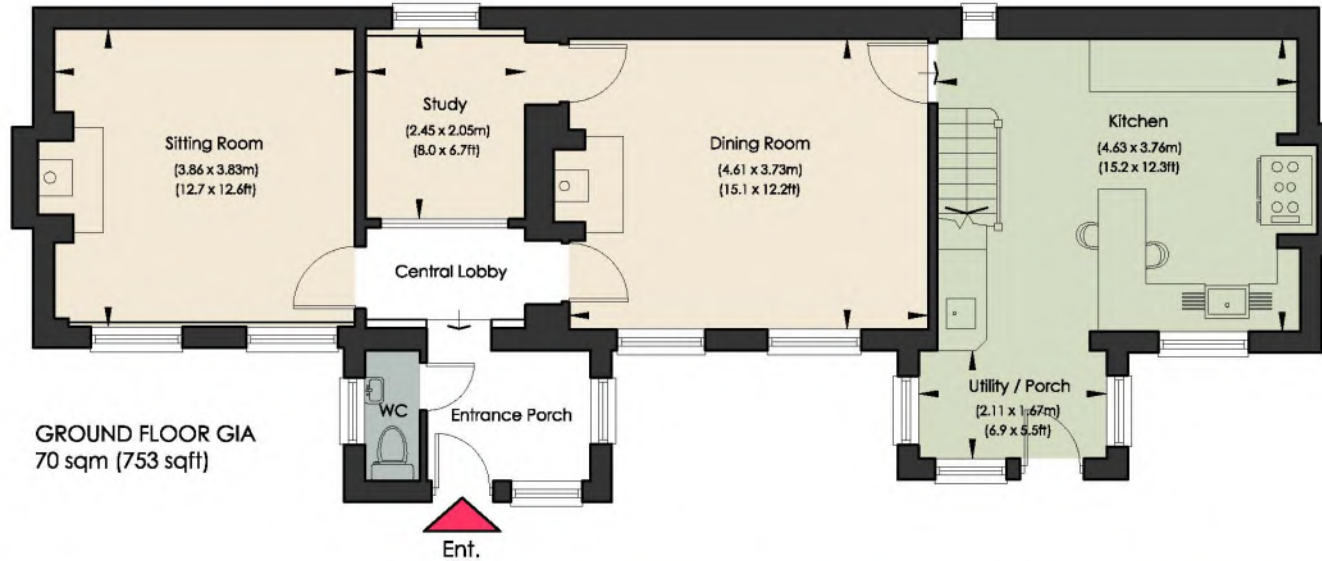
Bell Lane, Syresham, NN13 5HP

Approximate GIA (Gross Internal Floor Area) Exc. Workshop = 130 sqm (1399 sqft)

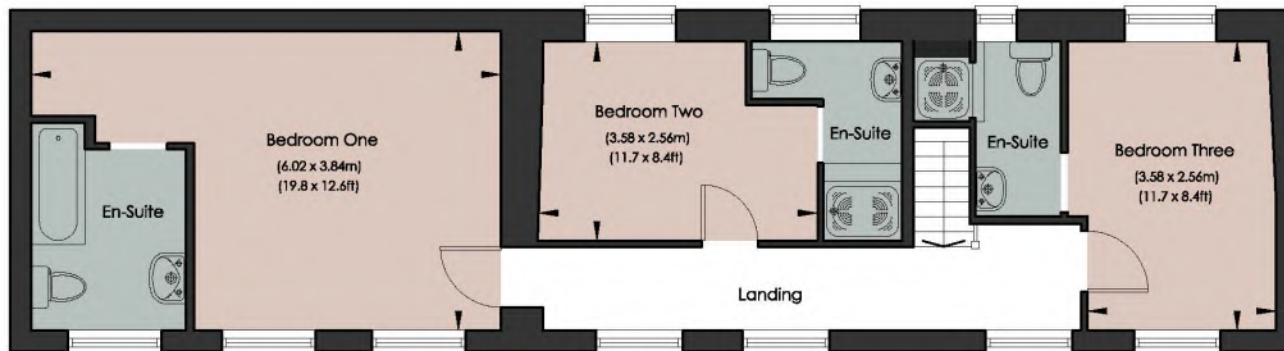


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. 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.



WORKSHOP GIA
18.6 sqm (200 sqft)





SYRESHAM

01327 361664

enquiries@davidcosby.co.uk
www.davidcosby.co.uk



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 01327 361664  enquiries@davidcosby.co.uk

www.davidcosby.co.uk