



THE POUND

Syresham, Brackley, NN11 5HG



DAVID COSBY
ESTATE AGENTS



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Total GIA Floor Area | Approx. 106 sqm (1141 sqft)



3 Bedrooms



2 Receptions



1 Bathroom

Features

- Desirable village location
- Three-bedroom family home
- Sympathetically extended accommodation
- South-facing rear garden
- Spacious lounge with garden access
- Well-equipped cottage-style kitchen
- Separate utility
- Ground floor cloak room

Description

This charming 1940s end-terrace family home is ideally situated in the picturesque village of Syresham, with local amenities and beautiful countryside walks nearby.

The property features rendered walls beneath a steeply pitched and tiled roof, and there is a sympathetic two-storey extension added in the mid-1990s, significantly enhancing the living space with a larger kitchen, utility room, ground-floor cloakroom, and a third bedroom.

Offering versatile and well-balanced accommodation, this home boasts a spacious lounge with French doors leading to the south-facing rear garden, a bright and functional kitchen/dining area, and three generous bedrooms. The south-facing garden offers a sunny retreat, perfect for outdoor entertaining.



The property is situated in The Pound, a historically significant part of the picturesque village of Syresham, South Northamptonshire. The Pound gets its name from being a resting point where drovers would stop overnight with their livestock while travelling from London, Wales, and the South-East.

The Property

Entrance Hall

Entered via a part-obscure double-glazed PVC door to the front aspect, the hallway features wood-effect laminate flooring, a single-panel radiator, and stairs leading to the first floor. An obscured double-glazed window to the side elevation allows natural light to brighten the space. Doors provide access to the lounge and kitchen.

Lounge

This inviting and spacious room benefits from a double-glazed window to the front aspect and double-glazed French doors that open directly into the south-facing rear garden, allowing for abundant natural light. The lounge is further enhanced by a wood-burning stove set into a recessed fireplace with a slate hearth, perfect for cosy evenings. The room also includes a double-panel radiator and a Gigaclear media point providing superfast broadband throughout the home.

Kitchen / Dining Area

The kitchen is fitted with handmade cottage-style oak units, complemented by marble-effect quartz worktops and splashbacks. The kitchen includes a 1½ bowl ceramic sink with a mixer tap and a flexi-hose attachment, integrated dishwasher, and space for a range cooker and American-style fridge freezer. Ceramic tiled flooring leads into the dining area, which enjoys views of the south-facing rear garden through a double-glazed window. The dining space is finished with laminate wood-effect flooring and offers ample room for a dining table. A door leads to a utility room and cloakroom.

Utility Room and Cloakroom

The utility room provides plumbing and space for a washing machine, along with a stainless-steel sink with a mixer tap and drainer. An obscured double-glazed window to the side elevation allows natural light, while a floor-standing oil-fired boiler provides heating. The adjoining cloakroom includes a low-level WC, corner wash hand basin, and an obscured double-glazed window to the side.





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The Property

First Floor Landing

The landing features a quarter-winder staircase which is soon to be fitted with a Herringbone Jute Stair Runner, and is fitted with a dado rail and half-height painted wall panelling. An obscured double-glazed window to the side elevation brightens the space, while doors lead to three bedrooms, the family bathroom, and an airing cupboard housing the hot water cylinder.

Bedroom One

A spacious double bedroom with a double-glazed window to the front aspect. The room benefits from a triple built-in wardrobe with bifold doors, a single-panel radiator, and additional over-stairs storage with slatted doors.

Bedroom Two

This double bedroom features a Velux skylight to the rear aspect, offering plenty of natural light. Double doors lead to eaves storage, and the room is finished with a cut-pile carpet and a double-panel radiator.

Bedroom Three

Another well-proportioned double bedroom, featuring a double-glazed window overlooking the south-facing rear garden. The room is fitted with a single-panel radiator and a cut-pile carpet.

Family Bathroom

The modern family bathroom includes a panelled bath with mixer taps shower hose and cradle, a separate rainfall shower with a pressurised system, a pedestal wash hand basin, and a low-level corner WC with push-button flush. The room is finished with full-height ceramic tiles around the bath and shower area, a stainless-steel heated towel rail, and an obscured double-glazed window to the rear.

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Grounds

Front Aspect

The property is accessed via a pathway that leads to both the main entrance and the utility room door. The front garden is primarily laid to lawn, and a gated side entrance leads to the rear garden. On-street parking is available in a nearby lay-by separated by a large grass verge.

Rear Garden

The south-facing rear garden features a patio area, ideal for outdoor dining and entertaining. Sleeper steps lead to a well-kept lawn, bordered by raised timber planters filled with herbaceous plants. At the rear of the garden is a timber-framed shed providing excellent storage, and an oil tank with a 1,250-litre capacity is neatly tucked away. Gated side access allows easy movement from front to back.



Location

The property is situated in The Pound, a historically significant part of the picturesque village of Syresham, South Northamptonshire. The Pound gets its name from being a resting point where drovers would stop overnight with their livestock while travelling from London, Wales, and the South-East.

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 The King's Head - a traditional coaching inn; post office and village store; Methodist Chapel; modern village hall; and Sports and Social Club.

Syresham is justly proud of its Primary School which is at the heart of the village. Additional schooling is available at Akeley Wood School, Beachborough School, Magdalen College School, and Winchester House School in Brackley.

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 village is surrounded by the remnants of ancient woodlands used as hunting grounds for past royalty and the source of the River Great Ouse is purported to be located nearby, flowing as small brook as it passes through the village on its 142-mile journey to the Wash in Norfolk.

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: Water, Drainage, Oil, & Electricity

Services: Water, Drainage, Oil, & Electricity

Council Tax: Band B **EPC:** Rating TBC

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.



The Pound, Syresham, NN11 5JG

Approximate GIA (Gross Internal Floor Area) = 106 sqm (1141 sqft)



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.



GROUND FLOOR GIA = 59 sqm (635 sqft)



FIRST FLOOR GIA = 47 sqm (506 sqft)



SYRESHAM

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