



**BROAD STREET**  
Syresham, Brackley, NN13 5HS

 **DAVID COSBY**  
ESTATE AGENTS



# Broad Street

Syresham, Brackley, NN13 5HS

Total GIA Floor Area Inc. Garage | Approx. 123 sqm (1324 sqft)



4 Bedrooms



2 Receptions



2 Bathrooms

## Features

- Extended semi-detached family home
- Four bedrooms with vaulted principal suite
- Two reception rooms
- Open fireplace
- Full-width conservatory
- Kitchen with pantry storage
- Enclosed front and rear gardens
- Garage in separate block

## Description

Set within the village of Syresham, this extended 1960s semi-detached home offers well-balanced family accommodation with good natural light throughout. The ground floor centres on the sitting room to the front with a bay window and open fireplace, and a generous dining area opening into a full-width rear conservatory that looks out to the garden. The kitchen benefits from useful ancillary storage via two pantry areas.

Upstairs, three bedrooms and the family bathroom are arranged off a central landing, with a further staircase rising to the second-floor extension where the vaulted principal bedroom enjoys good lighting, eaves storage, and an en suite shower room.

Outside, the property has enclosed gardens to both front and rear. The rear is arranged over two tiers with established lawn, productive raised beds and two seating areas providing flexibility for dining and entertaining. A single garage is located in a separate nearby block, adding secure storage and off-road parking provision.



An extended 1960s semi-detached family home offering flexible accommodation, generous gardens and a second-floor principal suite, set within the village of Syresham.

# The Property

## Entrance Hall

Entered via a part-glazed front door with matching side lights, the hall is a bright, welcoming space with parquet flooring and neutral décor. A timber staircase with stained balustrade and handrail rises to the first floor, fitted with cut-pile carpet. Glazed timber doors lead through to the kitchen and sitting room.

## Kitchen

Positioned to the rear right-hand side of the house, the kitchen is a practical space fitted with cottage-style wall and base units and roll-edge worktops. A stainless-steel sink with chrome mixer tap and spray hose sits beneath a wide, multi-pane window overlooking the conservatory, bringing in useful borrowed light.

Integrated appliances include a built-in electric oven and an induction hob with extractor above, with space for additional appliances. Storage is supplemented by an understairs pantry with a glazed side light, along with a second pantry area with fitted shelving—ideal for household and cleaning items. A glazed timber door leads through to the dining area.

## Sitting Room

Located to the front left-hand side of the house, the sitting room enjoys excellent natural light from a box bay window. The floor is finished with engineered oak boards and the walls are in neutral tones. A focal open fireplace features a riven, stone-effect hearth and brick-slip surround. An open doorway leads through to the dining area.

## Dining Room

A well-proportioned room with space for a large dining table and chairs. Engineered oak flooring continues through from the sitting room, and natural light is drawn in from the rear conservatory. A full-height glazed door provides access to the conservatory.

## Conservatory

Spanning the full width of the rear of the house, the conservatory provides an additional reception space with views over the garden. It is fitted with double-glazed windows, and the floor is finished in a combination of sheet vinyl and laminate boarding. A glazed door (currently not in use) opens to the side aspect.





# The Property

## First Floor Landing

Centrally positioned, the landing has a quarter-winder staircase rising to the second-floor accommodation. Walls are neutrally decorated and the floor is fitted with cut-pile carpet. Natural light is provided by a top-hung casement window to the side aspect. Six-panel white internal doors open to the bedrooms and family bathroom. A large built-in airing cupboard with double doors and slatted pine shelving provides excellent linen and laundry storage.

## Bedroom 2

A well-proportioned double bedroom positioned to the front left-hand side of the house, with ample space for freestanding wardrobes and storage. A wide, multi-pane window provides excellent natural light. The room is finished with neutral cut-pile carpet, and the walls include decorative lining paper.

## Bedroom 3

A further double bedroom set to the rear left-hand side of the house, with a three-pane window overlooking the garden. The room has cut-pile carpet underfoot and decorative lining paper to the walls. A full-width built-in wardrobe with louvred doors incorporates hanging rails and upper shelving, providing useful storage.

## Bedroom 4

A single bedroom positioned to the front right-hand side of the house, currently used as a dressing room. A three-pane window provides good natural light. The room is neutrally decorated and finished with cut-pile carpet.

## Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a bath with shower over, a close-coupled WC and a pedestal wash-hand basin with chrome mixer tap. A four-pane casement window with frosted glazing to the rear aspect provides natural light and ventilation. Wall finishes are a combination of aqua-style panels, marble-effect ceramic tiling and neutral painted areas, with vinyl tile flooring. Heating is via a chrome ladder-style heated towel rail.





# The Property

## Principal Bedroom

Located within the second-floor extension, the principal bedroom is a pleasant vaulted space with a front-facing rooflight and a three-pane rear window, both providing good natural light. Low-level eaves cupboards incorporate hanging rails and offer useful additional storage. The floor is finished with neutral loop-pile carpet, and lighting is provided by recessed downlights. A six-panel white door leads to the en suite.

## En Suite

The en suite is fitted with a three-piece suite comprising a quadrant shower enclosure, close-coupled WC and a pedestal wash-hand basin with chrome mixer tap. Oak-effect sheet vinyl flooring is complemented by part marble-effect ceramic wall tiling with contrasting blue painted finishes. A frosted rear casement window provides natural light, and mechanical extract ventilation is installed.



# Grounds

## Front Aspect

Set back from Broad Street, the property has a good-sized, gated front garden with a pathway leading to the recessed entrance porch. The garden is mainly laid to lawn, bordered by mid-height conifers to the right-hand side and low boundary walls. A timber side gate provides access to the rear garden via a covered side passage, where a part-glazed door offers additional pedestrian access to the kitchen.

## Rear Garden

The rear garden is arranged over two tiers. Immediately behind the conservatory is a gravelled seating area, well-suited to outdoor dining. Steps rise to the main lawn, with raised vegetable beds to one side. A further patio sits at the rear of the plot, creating an additional seating/entertaining area. There is a substantial timber garden shed with a dual-pitched, felted roof, and the boundaries are largely formed by close-board fencing.

## Garage

A single garage is located in a nearby communal block, providing secure storage and off-road parking. It is of brick and block construction beneath a flat roof, with an aluminium up-and-over door.

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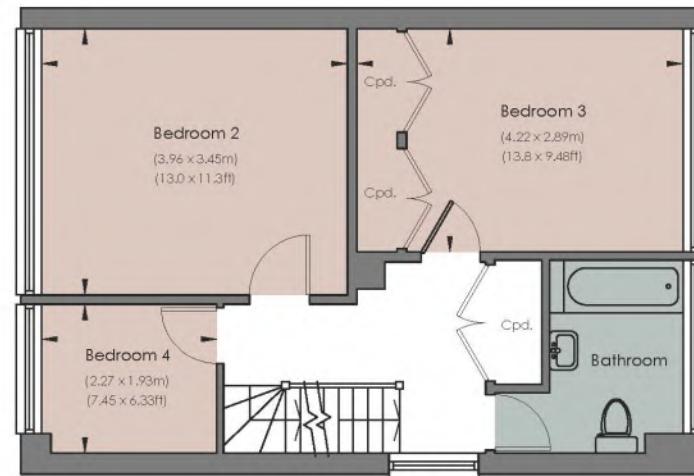


Broad Street, Syresham, NN13 5HS

Approximate GIA (Gross Internal Area) Exc. Garage = 123 sqm (1324 sqft)



GROUND FLOOR GIA = 56 sqm (603 sqft)



FIRST FLOOR GIA = 45 sqm (484 sqft)



SECOND FLOOR GIA = 22 sqm (237 sqft)



GARAGE FLOOR GIA = 14 sqm (151 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.



## Location

The property is located in the picturesque village of Syresham which retains much its old-world charm.

Syresham provides 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.

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 small brook passing through the village on its 142m journey to Norfolk into the Wash.

Syresham is fortunate to have the beautiful church of St James the Great. 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.

Local amenities 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.



## Property Information

**Local Authority:** West Northants Council (South Northants Area)

**Services:** Water, Drainage, Propene Gas Cylinders, & Electricity

**Council Tax:** Band C    **EPC:** Rating F    **Tenure:** Freehold

### 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 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.*

*Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.*





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 DAVID COSBY  
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