KEEPERS COTTAGE

A stunning detached residence in a most secluded setting, comprising entrance hall with feature pond, kitchen/breakfast room, utility room, formal dining room, snug, drawing room, five bedrooms, master with en-suite, family bathroom, conservatory, boot room/WC, cellar, stunning gardens, ample parking and double garage. All in around 1.2 acres.
Originally built around 1860, the property had further extensions added in the 1970s and 1980s whilst retaining many original character features.

The stone floored hallway has a feature rock faced wall and pond, with stairs rising to the first floor.

The kitchen has a range of units including a double oven, four ring induction hob, an integrated fridge and a dishwasher.

There is direct access to the breakfast room which has a window providing far reaching countryside views to the front.

The breakfast room leads on to a utility room containing sink unit, washing machine, tumble dryer, two freezers, and a door opening out to the side of the house and garden.

The formal dining room provides excellent space to comfortably seat twelve guests for a dinner party, and has a window to the back elevation.

A charming snug can be accessed from the dining room, it has windows with original shutters to three elevations, and a feature Victorian style fireplace surrounding an open fire.

Another lovely feature of the property is the conservatory which has French doors to the rear and a door leading to a boot room/WC. Stairs lead down to a spacious cellar which has a sauna, shower and a wine store.

Completing the ground floor is a superb drawing room with an open fire in an inglenook-style stone surround. French windows open onto a small balcony, plus another window to the front, and two windows to the rear providing a good degree of natural light, and beautiful views.
This beautiful country home occupies a truly idyllic rural location almost equidistant between the pretty villages of Marston St Lawrence and Greatworth. “When we began our search for a new home just over forty-three years ago, finding somewhere was a much more difficult process of sifting through newspaper adverts as it took much longer than it does today,” says Barbara. “We were looking for an older property, preferably in a village location so our wish list was quite specific. Each week as we searched through the local paper I was always drawn to the advertisement for this house. I kept showing it to my husband, but each time he’d say the property was too expensive. However, each time we saw it, it had come down in price, and so finally he caved in and agreed to take a look. It was in a bit of a sorry state back then, but I can honestly say that we both fell in love with it the minute we laid eyes on it; I’d say it was almost meant to be.”

“The house, which originally dates back to c1860, had been uninhabited for a number of years and fallen into a state of disrepair, and although the previous owner to us had begun the process of renovation, when we bought it there was still an awful lot to do. Purely by chance we met a stone mason and a master plasterer, both of whom were highly skilled, and used to working on older properties. Over time we’ve added two large extensions, which have essentially doubled the size of the building, and made it more fitting for modern living, but retained and enhanced many original features which we feel has kept lots of the character in our home. The work has been done sympathetically, and mostly it’s very hard to tell old from new.

“When we purchased the property the garden was a lot smaller than it is today, however for my birthday one year my husband bought a piece of land from the neighbouring farm and so we now have around 1.2 acres. We then got permission to dig down into an underground stream, dam it, and create a series of ponds. We’ve added a little waterfall and a Japanese bridge so it’s all very pretty, and now well-established. In fact the whole garden is just lovely and it was the most wonderful natural playground for the children when they were young.”

“I designed the kitchen so that’s definitely one of my favourite rooms,” says Barbara. “It’s obviously a very functional space, but because it flows straight into both the breakfast room and the conservatory, it’s also a very sociable part of the house.”

“The drawing room with inglenook fireplace and gorgeous views across the surrounding countryside is another favourite part of the house. It is a large room, but has a homely feel and really comes into its own at Christmas, and other social gatherings.”

“This has been our home for over four decades and we really wouldn’t have stayed if we hadn’t loved absolutely everything about it,” says Barbara. “I’ll miss the utter peace and tranquility, the sheer beauty of our surroundings and the simple pleasures, such as standing at the kitchen window and gazing out at the most incredible sunsets. It’s a special place and we’ll both be very sad to leave.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.
Stairs from the hall lead to a large galleried landing which provides access to the bedrooms and has two windows to the front, one with a window seat.

The master bedroom is of an excellent size, and has a useful storage cupboard and fitted wardrobes, two windows to the front, and one to the rear; and an en-suite bathroom with jacuzzi bath, his and hers sinks and a full height window that provides stunning countryside views to absorb whilst enjoying a relaxing bath.

A good sized guest bedroom has windows on three elevations giving excellent views of the garden, and surrounding area. The third double bedroom has windows to the front and rear; and there are two further bedrooms, one double, and a single, which would be ideal as an office or nursery.

Completing the second floor is the family bathroom which has a window to the back.
Some people might think that we are very isolated, but although we’re surrounded by nothing but open countryside, everything we might want or need is within easy reach,” says Barbara. “A short walk away, Marston St. Lawrence and Greatworth, have thriving village communities with clubs/societies/classes etc., and include a public house and shop. The village of Middleton Cheney, 2-3 miles away, has a really good array of shops and amenities, and within a few minutes drive we have Banbury and Brackley which cater for just about every need. For us the location couldn’t have been more ideal.”
The property benefits from the most beautiful grounds, in all around 1.2 acres, containing mature trees and rolling lawns, as well as spring fed water features. There is a sun terrace with a well to the front of the house, which is ideal for lunch time and evening barbecues, and a smaller eating area at the back of the house, which catches the early morning sun for an enjoyable breakfast.

There is a double garage and ample parking, which is accessed along a field drive of around 200 yards, giving the discerning buyer the most incredible privacy with countryside views from all aspects.

A perfect opportunity to acquire something a little bit special.
Marston St. Lawrence is situated around 10 minutes from the M40 and 15 minutes from Banbury railway station, allowing an easy commute to Marylebone station in under an hour. The village is also four miles NorthWest of Brackley, a local town providing adequate shopping facilities.
EPC Rating E.

Services
The property benefits from oil fired central heating.

Local Authority
South Northamptonshire

Viewing Arrangements
Strictly via the vendors’ sole agents Fine & Country on 01925 239666

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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

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