



- ❖ Detached Victorian Cottage
- ❖ Three Good Sized Bedrooms
- ❖ Larger Than Average Garage
- ❖ Four Reception Rooms
- ❖ Kitchen/Breakfast Room & Utility
- ❖ South Facing Mature Gardens
- ❖ Downstairs Cloakroom
- ❖ Double Glazing & Oil Central Heating
- ❖ EPC Rating - F

**The Limes, High Street, Whittlebury  
Offers in Excess of £475,000 Freehold**

## The Limes, 55 High Street, Whittlebury, NN12 8XH

**The Limes** a detached brick built property located off the High Street within secluded gardens at the end of a private driveway. Believed to date back to the late 19th Century, the property was formerly the village Reading Rooms and was converted in the mid 1970s. The house offers spacious and flexible ground floor accommodation including a sitting room with an open fireplace, dining room, second sitting room overlooking the terrace, a study, a fitted kitchen/breakfast room with integrated appliances and a downstairs cloakroom. On the first floor are three bedrooms and a bathroom. There is a large driveway with turning bay and a larger than average four car garage extending to almost 30 feet in length. There are mature, well tended gardens which are south facing and a good sized terrace with a glazed veranda. The property is offered for with the benefit of no onward chain.

**WHITTLEBURY** is situated approximately 4 miles south of Towcester and 7 miles north of Buckingham. M1 Junction 15A is some 10 miles distant with access to the M40 Junction 10 at Brackley and Junction 11 at Banbury. The village comprises mainly period properties and good quality modern homes. There is a public house, church and a primary school in the village. State secondary education is available at Sponne School, Towcester. Leisure facilities include golf

in the village and at nearby Silverstone, motor racing at Silverstone and leisure centre at Towcester. Towcester offers day to day shopping facilities whilst Milton Keynes offers more comprehensive facilities, There is a rail service from Milton Keynes to London Euston (40 minutes) and the A43 road gives easy access to the major road network.



**ACCOMMODATION:** Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Second Sitting Room, Study, First Floor Landing, Three Bedrooms, Bathroom, Large Garage, South Facing Garden and Parking for Several Cars.

**ENTRANCE HALL:** Entered via a glazed door with frosted side panel, ceramic tiled floor, single panel radiator, central heating thermostat, doors leading off to:



**CLOAKROOM:** Fitted with a white suite comprising a low level WC and vanity sink unit with cupboard under, ceramic tiled floor, ceramic tiled splash backs, heated towel rail, UPVC frosted double glazed window to the rear aspect, extractor fan.

**BOILER CUPBOARD:** Fitted with an oil fired boiler serving the central heating domestic hot water, shelving and hanging rail.



**SITTING ROOM: 18' 9" x 12' 3" (5.72m x 3.73m)** Open fireplace with a stone surround and chimney breast, parquet flooring, single panel and double panel radiators, television point, box bay UPVC double glazed windows to the front and side aspects, two wall light points.



**DINING ROOM: 15' 6" x 10' 10" (4.72m x 3.3m)** Double panel radiator, open tread staircase to the first floor landing, UPVC double glazed window to the rear aspect.





**KITCHEN/BREAKFAST ROOM: 11' 8" x 10' 7" (3.56m x 3.23m)** Fitted with a range of base and eye level units with adjacent working surfaces and breakfast bar, stainless steel one and a half bowl sink unit with mixer tap, AEG electric ceramic hob with Bosch stainless steel extractor canopy over, Integrated fridge and dishwasher, built in oven, single panel radiator, ceramic tiled splash backs, UPVC double glazed window to the front aspect, archway through to:

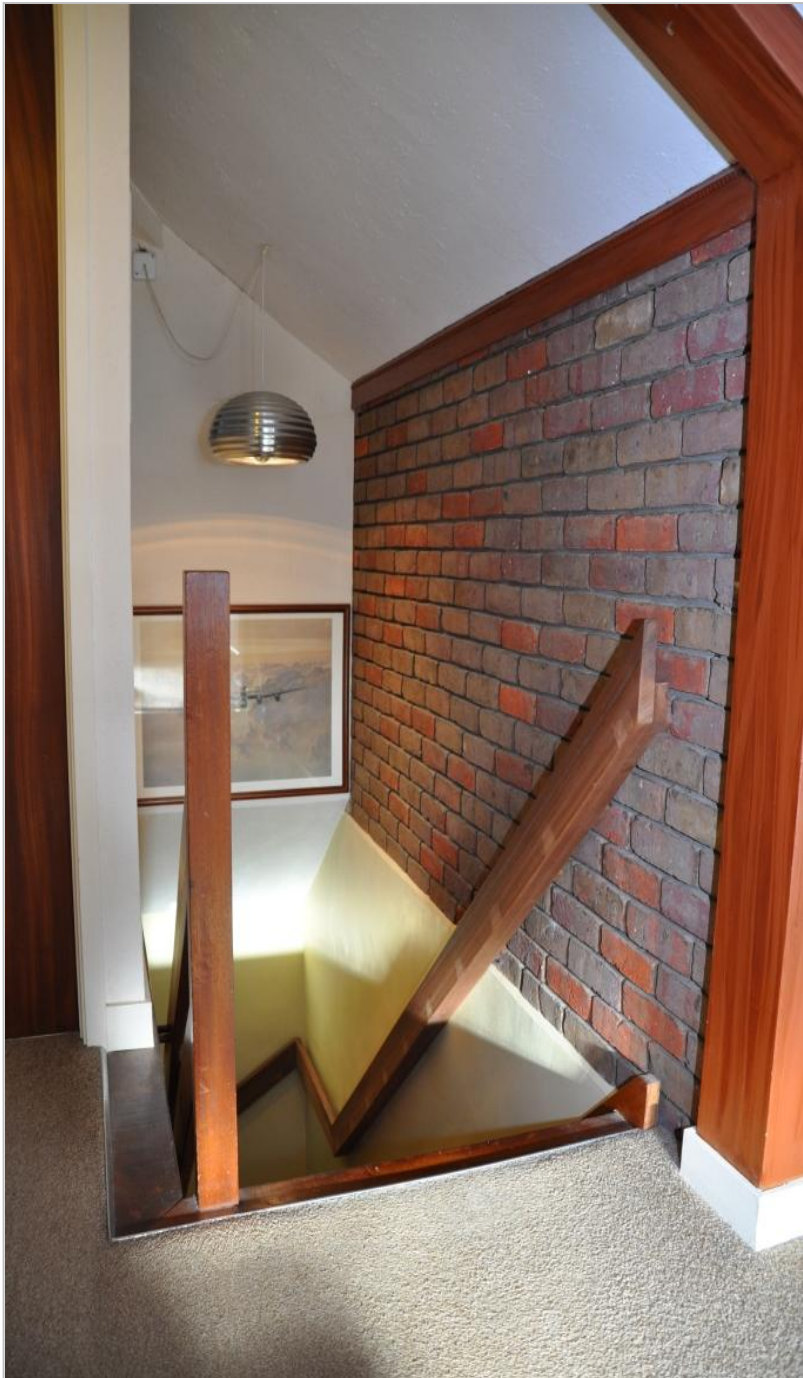
**UTILITY ROOM: 11' 1" x 9' 7" (3.38m x 2.92m)** Fitted with a range of base and eye level units with adjacent working surfaces, stainless steel sink unit with mixer tap, full height storage cupboards to one wall, ceramic tiled floor, plumbing for a washing machine and space for a tumble dryer, space for a fridge, access to the loft space, UPVC double glazed window and stable style door to the front aspect, door to:



**SITTING ROOM :2 12' 10" x 9' 10" (3.91m x 3m)** Single panel radiator, double glazed sliding patio doors leading out to the garden, door to:

**STUDY: 12' 10" x 6' (3.91m x 1.83m)** UPVC double glazed window to the front aspect, single panel radiator, door to garage.





**FIRST FLOOR LANDING:** Double panel radiator, access to the loft space, UPVC double glazed window to the side aspect, smoke alarm, doors leading off to:

**BEDROOM ONE: 13' 3" x 11' 2" (4.04m x 3.4m)** Built in wardrobes, single panel radiator, vanity sink unit, television point, UPVC double glazed window to the side aspect.

**BEDROOM TWO: 11' 3" x 8' (3.43m x 2.44m)** Built in wardrobe, single panel radiator, UPVC double glazed window to the side aspect.

**BEDROOM THREE: 8' 3" x 7' 8" (2.51m x 2.34m)** Built in wardrobe, single panel radiator, UPVC double glazed window to the rear aspect.

**BATHROOM:** 6' 5" x 6' 4" (1.96m x 1.93m) Fitted with a white suite comprising a P shaped bath with electric shower over and curtain and rail, low level WC and wash hand basin with a mixer tap, ceramic tiled splash backs, heated towel rail, extractor fan, tiled floor.







**OUTSIDE:** The garden lies to the front of the property and is south facing. The garden is laid mainly to lawn with established shrub borders, there is a large paved patio area with a glazed veranda and retractable sun shade, outside lighting. The whole area is extremely secluded and not overlooked and is enclosed by a combination of timber fencing and a brick wall. A trellis separates the garden from the driveway which is blocked paved and provides on site parking for several cars with a turning bay. The property is situated off a private driveway via a five bar gate.

**GARAGE: 29' x 17' (8.84m x 5.18m)** A substantial garage potentially able to accommodate four cars. Power and light, electric up and over door, personel door to the side aspect.







## NOTES:

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of **Bartram & Co** has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. **Data Protection:** We retain the copyright in all advertising material used to market this Property.