



Granary Cottage

Farthinghoe, NN13

Guide Price £500,000

Nestled within the picturesque village of Farthinghoe, this five-bedroom character cottage boasts almost 1900 sq ft of living space, set over four floors. An excellent example of this type of quintessentially English home, Granary Cottage also offers ample living space, off-street parking for two cars and a secluded rear garden. Offered for sale with no onward chain.



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES



Granary Cottage

Farthinghoe, NN13

- Charming character cottage
- 5 bedrooms
- Central in picturesque Farthinghoe
- Off-street parking
- Almost 1900 sq ft (inc cellar)
- Secluded rear garden
- No onward chain
- Tenure Freehold
- EPC rating C & Council tax band D
- Photographs taken Q1 2023,
brochure prepared September 2023

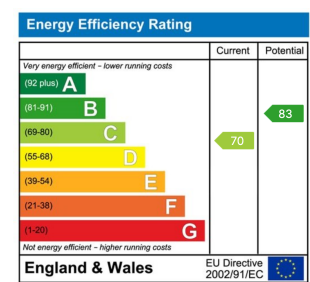


Access is to the side of the building and the entrance hall leads to a large formal reception room with fireplace and wood-burning stove, with a window to the front of the property. This room can either remain separated from the second reception room, or opened to create a beautiful double living space, with French doors opening onto the garden. The kitchen is also generous in size and features a large island, butler sink and three windows creating a wonderful space to cook and entertain. Furthermore, the cottage benefits from a ground-floor cloakroom. The first floor provides three bedrooms and two bathrooms (one of which is the en-suite to the principle bedroom) and the top floor a further two bedrooms. There is also a cellar which is an excellent additional space for storage and is where the boiler can be found.

Externally, the property is positioned in the centre of the ever-popular Farthinghoe, and space to the side of Granary Cottage provides off-street parking for 2 cars. The rear garden has been recently landscaped and is private and secluded; an excellent space to enjoy a bbq or perhaps some alfresco dining.

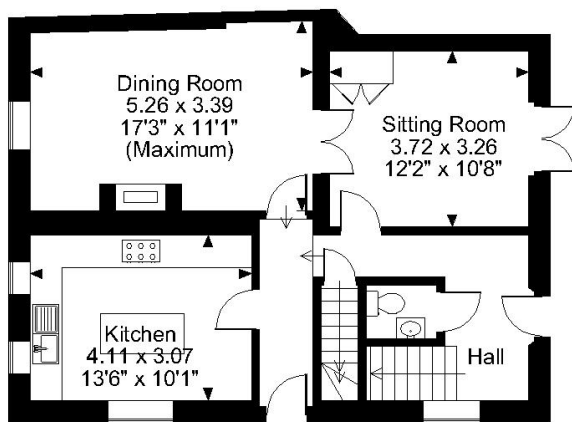
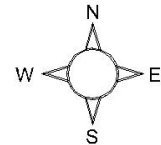
Farthinghoe is a village located around attractive, rolling countryside between the market towns of Banbury and Brackley. The village has a thriving community with excellent local facilities including a public house with restaurant, 12th century church, primary school (Ofsted outstanding) and Limes Farm shop and tearoom. Neighbouring villages of Charlton, King's Sutton and Middleton Cheney have further amenities including pubs, restaurants and village shops. A wider range of shops and services can be found in Banbury and Brackley with more comprehensive facilities in Bicester, Milton Keynes and Oxford. There are excellent transport links within easy reach, Banbury train station is within 6 miles (around 1 hour into London Marylebone) and the M40 within 5 miles.

Tenure: Freehold
 Local Authority: West Northants
 Council Tax Band: D
 Utilities: Mains gas, electric, water and drainage

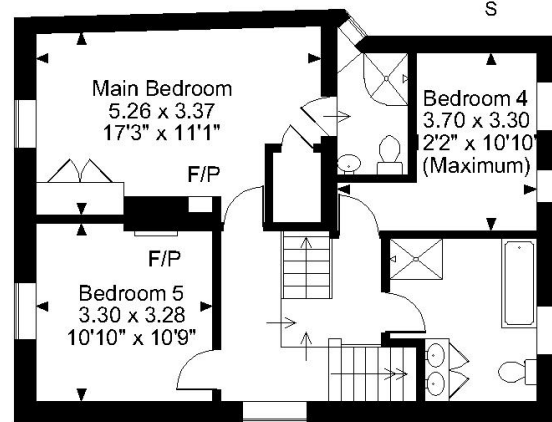




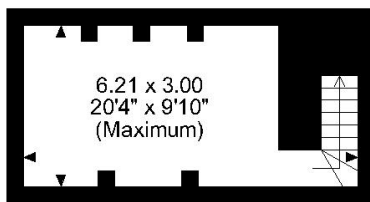
Granary Cottage, Baker Street, Farthinghoe, Brackley
Approximate Gross Internal Area
1669 Sq Ft/155 Sq M



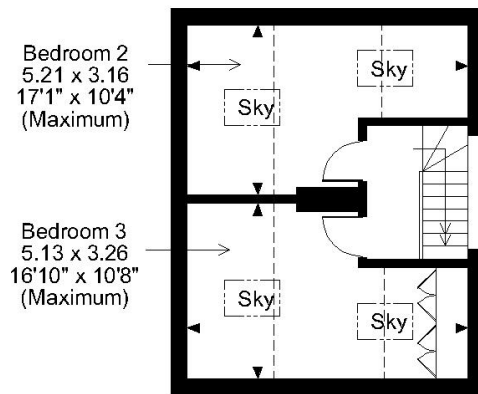
Ground Floor



First Floor



Cellar



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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