



Mark David

ESTATE AGENTS

Croughton  
And Land Adjoining

A scenic view of a countryside with green fields, trees, and a blue sky with white clouds. The foreground is dominated by a large, leafy tree on the left and a smaller tree on the right. The middle ground shows a green field with a stone wall and a yellow field in the distance. The background features a line of trees and a blue sky with white clouds.

**Guide Price: £750,000**

**An Individual and Unique Detached Residence Set in Just Under Three Quarters of An Acre with Magnificent Countryside Views. There is the Possibility of Purchasing an Additional Piece of Land of Just Over a Third of An Acre**

# CROUGHTON

## AND LAND ADJOINING

### Ground Floor

**Entrance Lobby** – Two Double Built in Storage Cupboards

**Large Entrance Hall** – Set of Four Mirrored Sliding Doors Leading to Cupboards

**Office** – Triple Glazed Window to Side Aspect

**Bedroom** – Triple Glazed French Doors Leading to Balcony with Fine Countryside Views

**Ensuite Wet Room** – Walk in Shower Area with Shower Over, Hand Wash Basin, WC

**Inner Hall** – Spiral Staircase to First Floor and Lower Ground Floor

**Cloakroom** – Coloured Suite of Low Level WC, Pedestal Hand Wash Basin, Part Tiled Walls, Tiled Floor. Triple Glazed Window to Side Aspect

**Utility Room** – Fitted with Single Stainless Steel Sink with Cupboards Over and Range of Work Surfaces, Triple Glazed Door to Side Walkway

**Sitting Room** – Attractive Built Fireplace with Raised Open Fire, Triple Glazed Window to Side Aspect. Two Sets of Triple Glazed French Doors to Balcony Area with Fine Countryside Views

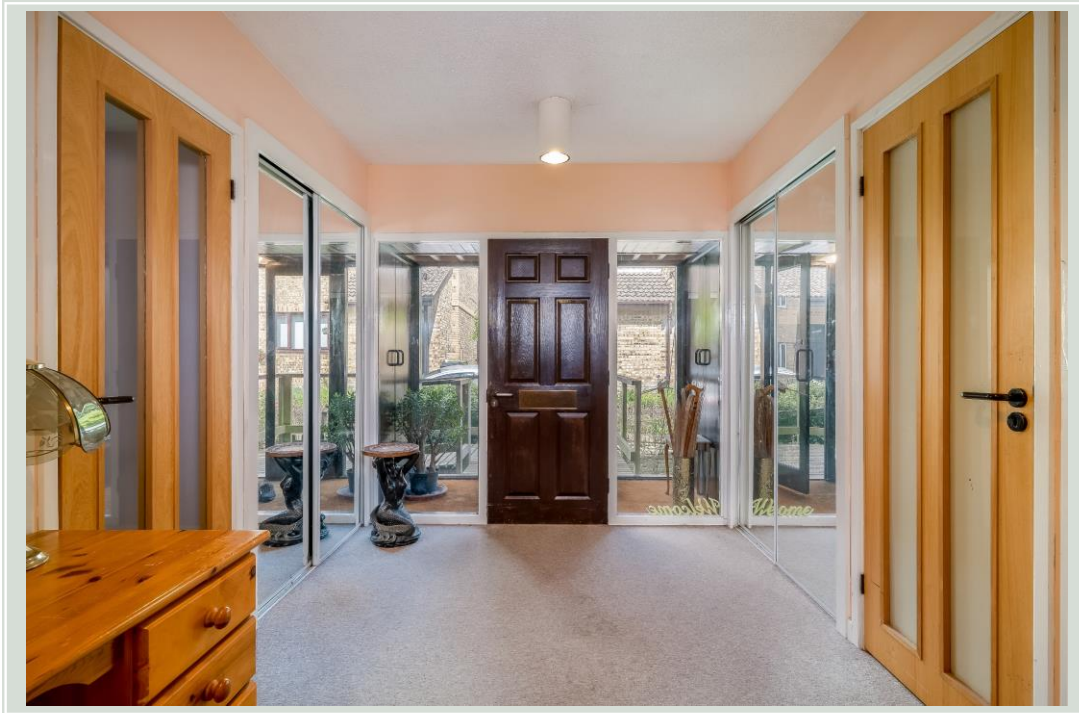
**Dining Room** – Triple Glazed French Doors to Raised Walkway with Countryside Views

**Kitchen / Breakfast Room** – Fitted with A Range of Matching Wall and Base Units with Work Surfaces Fitted, Gas Hob, Double Oven, Integrated Dishwasher. Built In Breakfast Bar, Exposed Wooden Floor. Two Triple Glazed Windows to Side Aspect, Triple Glazed French Doors to Balcony Area with Panoramic Countryside Views. Built In Double Cupboard with Shelves.

### Lower Ground Floor

**Pool Room** – Swimming Pool with Tiled Surround, Three Sets of Triple Glazed Patio Doors to Rear Garden, Double Glazed Patio Doors to Greenhouse Area, Exposed Brick and Pine Boarded Walls. Pump Room. Sauna Room. Four Changing Rooms. Cloakroom with WC and Hand Wash Basin. Shower Room.





## First Floor

**Landing with Sky Light** – Large Walk in Cupboard with Access to Loft Space, Walk in Laundry Cupboard with Plumbing for Washing Machine and Tumble Dryer

**Master Bedroom** – Range of Built in Mirrored Wardrobes, Two Triple Glazed Windows to Side Aspect, Triple Glazed French Doors to Balcony with Far Reaching Views Over Countryside

**Ensuite Bathroom** – Comprising of White Suite of Panel Bath with Shower Over, Separate Shower Cubicle, Two Hand Wash Basins with Vanity Unit Below, WC, Triple Glazed Window to Side Aspect with Countryside Views

**Bedroom** – Triple Glazed Window to Side Aspect, Triple Glazed French Doors to Balcony, Built in Wardrobes with Mirrored Doors

**Ensuite Shower Room** – Panel Bath with Shower Attachment. Pedestal Hand Wash Basin and Low Level WC, Part Tiled Walls, Triple Glazed Window to Side Aspect

**Bedroom** – Triple Glazed Doors to Balcony

**Bedroom** – Triple Glazed Door to Balcony

**Bedroom** – Triple Glazed Window to Side Aspect, Countryside Views, Range of Built in Wardrobes

**Bedroom** – Triple Glazed Window to Side Aspect, Range of Built in Wardrobes

**Bedroom** – Triple Glazed Window to Front Aspect

**Bedroom** – Triple Glazed Window to Front Aspect

**Bathroom** – Panel Bath with Separate Shower Cubicle, Twin Set of Pedestal Hand Wash Basins, Low Level WC, Part Tiled Walls, Triple Glazed Window to Side Aspect

## Outside

Own Driveway with Parking for Several Vehicles Leading to A Detached Double Garage with Light and Power Connected.

A Balcony and Veranda and Walkway Leads All Around the Property, Giving Elevated Views Over the Garden, Fields and Countryside Beyond.

The Gardens Are Mainly Laid to Lawn with An Abundance of Flower and Shrub Beds and Mature Trees.

The Gardens Total Over Half of An Acre.

There Is a Large Enclosed Area Under the House Which Provides Excellent Storage.



## Agents Note

In Addition, We Have Been Asked to Offer for Sale in Conjunction with The Sale of The Property an Area Of 0.3 Acres of Adjoining Land.

This Is Being Offered for Sale for An Additional £100,000.

## TENURE

Freehold

## LOCAL AUTHORITY

Council Tax Band: G

(Subject to change after completion)





### SITUATION & AMENITIES

Croughton is located to the south west of Brackley on the Northamptonshire / Oxfordshire borders. It has many fine period properties as well as a public house and primary school, which has the distinction of being the only thatched school in the county, and one that is still in use as an annexe to the new school. The 12th century church of All Saints contains a fine selection of 13th century wall paintings and 15th century pews. More comprehensive facilities can be found in Brackley, Bicester and Banbury where there is the Castle Quay shopping centre and Spiceball leisure centre. The village has access to the A43 dual carriageway, which links the M40 and M1 motorways. There are main line railway stations at Banbury and Bicester (London Marylebone).

### DISTANCES

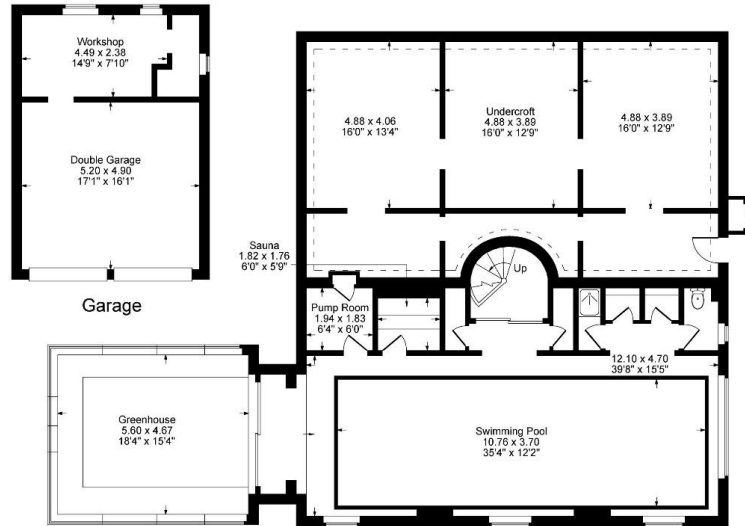
- Banbury c. 12 miles
- Chipping Norton c. 17 miles
- Bicester c. 11 miles
- Oxford c. 24 miles
- Birmingham c. 64 miles
- London c. 73 miles
- London via Bicester c. 43 minutes



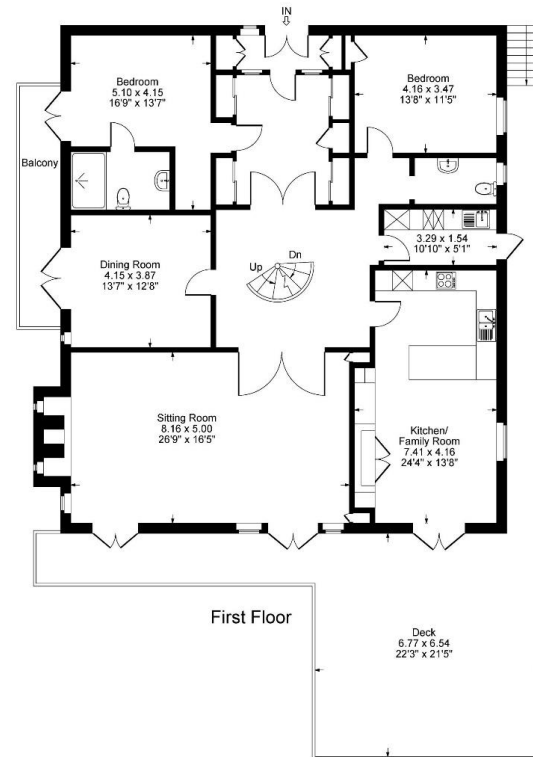


Approximate Gross Internal Area  
Main House = 556.35 sq m / 5989 sq ft  
Garage = 38.74 sq m / 417 sq ft  
Total Area = 595.09 sq m / 6406 sq ft

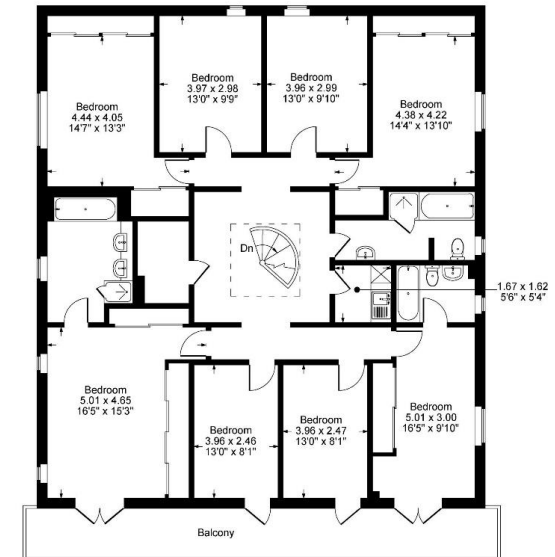
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor



First Floor



Second Floor

# Mark David

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