

Grace House, 5 Farebrother Close, BYFIELD, NN11 6FB

DEBBIE COX
Your personal estate agent
eXp UK

Grace House
5 Farebrother Close
BYFIELD
NN11 6FB

Offers Over: £625,000

Beautifully presented and lovingly maintained by the current owners, this wonderful family home occupies a generous corner plot within a highly sought-after and rarely available exclusive development of just five properties. Ideally positioned within a popular village, the property enjoys a wealth of local amenities within easy walking distance, while offering spacious and versatile accommodation perfectly suited to modern family life. The impressive open-plan ground floor is centred around a fantastic kitchen/breakfast room, creating a superb social and entertaining space, complemented by a detached double garage and ample off-road parking. Outside, the fully enclosed garden provides a great degree of privacy and features gated side access, making it particularly useful for caravan storage or similar. Having been a much-loved family home for many years, this is a property that has clearly been cared for and enjoyed, and one that we feel deserves an early viewing.

VIEWINGS
Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com









GROUND FLOOR

Entrance Hall
A welcoming entrance hall with tiled flooring and stairs rising to the first floor via an attractive gallery-style staircase. Useful understairs storage cupboard, double glazed window to the side elevation and part UPVC double glazed door providing access to the front.

Cloakroom
Fitted with a WC and wash hand basin set into a cupboard with storage beneath. Obscure double glazed window to the side elevation, heated towel rail and continuation of the tiled flooring.

Study
A useful study with double glazed window overlooking the front elevation and wood-effect flooring.

Kitchen/Breakfast Room
A particularly light and spacious room providing an excellent setting for both everyday family life and entertaining. The kitchen area features a large double glazed window overlooking the rear garden and is fitted with a range of country cottage-style base units with work surfaces over, incorporating a sink and drainer with mixer tap. A recess provides space for a large cooker with extractor hood over, while a further recess offers useful space for additional furniture, such as a dresser or kitchen storage unit. A separate breakfast bar incorporates useful shelving beneath and enjoys a wooden work surface, with ceiling spotlights above. The generous breakfast area provides ample room for a good-sized dining table, with a further double glazed window overlooking the rear garden allowing plenty of natural light into the room. An open access leads directly into the sitting room, creating a lovely connection between the two principal living spaces.

Sitting Room
Another light and airy reception room, with double glazed French doors opening onto the rear patio and garden beyond. Further double glazed windows overlook the front and side elevations, while the ceramic tiled flooring continues through from the kitchen/breakfast area. The room can be accessed either directly from the breakfast area or via the entrance hall. A feature fireplace with fitted stove provides an attractive focal point.

Utility Room
A later addition to the property, the utility room provides excellent practical space with ample storage and a useful work surface incorporating a sink with mixer tap. A stable-style door provides access to the side garden, while double glazed windows to the rear and side elevations, together with two Velux roof lights, ensure the room is exceptionally light and well presented. Wall-mounted gas boiler.
















FIRST FLOOR

Landing

A spacious open landing with airing cupboard housing the hot water tank, together with useful linen shelving above.

Bedroom One

A generous principal bedroom with double glazed window overlooking the front elevation. The room benefits from a fully fitted range of wardrobes with drawers beneath, together with a fitted dressing table with drawers and inset spotlights. A door leads through to the en-suite bathroom.

En-Suite Bathroom

Fitted with a modern suite comprising a bath with mixer tap, a separate large shower cubicle, WC and wash hand basin set into a vanity unit with drawers beneath. Heated towel rail and obscure double glazed window to the rear elevation.

Bedroom Two

A good-sized bedroom with double glazed window overlooking the rear garden.

Bedroom Three

A further bedroom with double glazed window overlooking the front elevation.

Bedroom Four
A well-proportioned fourth bedroom with double glazed window to the front elevation. A useful recess provides hanging space and shelving.
Family Bathroom
Fitted with a large shower cubicle, WC and wash hand basin set into a cupboard with drawers beneath. Heated towel rail, ceiling spotlights and obscure double glazed window to the rear elevation.

OUTSIDE

Front
The property is pleasantly positioned within a private and secluded cul-de-sac. A block-paved driveway provides ample off-road parking and leads to the detached double garage. The front garden is predominantly laid to lawn, with a double side gate providing access through to the rear garden.

Double Detached Garage
The substantial double garage benefits from two up-and-over doors and a personal door to the side. Light and power are connected, with excellent additional storage available within the roof space. Access can be gained to all sides of the garage, providing useful additional storage space.

Rear Garden
The rear garden is a particularly attractive feature of the property, with a large paved patio providing an excellent area for outdoor dining, entertaining and enjoying the garden. The patio currently incorporates a built-in barbecue kitchen and a summer house with a small veranda (with these items available by separate negotiation). A gravelled area borders the patio and provides space for additional seating or planted pots, while a wood store offers further useful storage. Beyond, the remainder of the garden is predominantly laid to lawn and enclosed by a combination of established hedge and fencing.

Mature trees provide a pleasant backdrop, with some of the trees having Tree Preservation Orders. The garden continues to the side of the house with a shed positioned on raised flooring, and a double gate provides access to the front. The opposite side of the property benefits from gated access leading to an additional area adjoining the utility room. This section includes a lawn area with steps leading up to the personal door of the garage. A further gate provides access around to the rear of the garage, where there are two additional storage sheds.

Overall, the property offers a wonderful combination of generous family accommodation, excellent outdoor space, useful outbuildings and versatile parking and storage, all occupying a private corner position within this popular village setting.



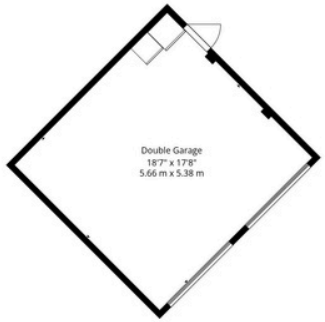



LOCATION

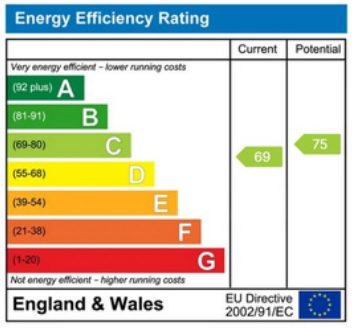
This property is conveniently situated in the heart of Byfield with many amenities close by. Byfield is a thriving village offering many amenities and has a strong sense of community. There is a GP surgery with pharmacy, village shop with post office, petrol station with essential shopping and the Cross Tree Inn public house. There are numerous clubs and societies within the village to include bowls, football, cricket and tennis as well as an active village hall with regular events and social functions and a nearby children's play area. In addition, there is a village primary school and nursery. There is also a bus stop within walking distance providing an hourly service to neighbouring villages and towns to include Daventry and Banbury.

The towns of Daventry, Banbury, Towcester, Northampton and Milton Keynes are within travelling distance and provide more extensive shopping, recreational and cultural facilities. Communication links include the M40 motorway (J11) at Banbury (approx 9 miles) and M1 (J16) (approx. 12 miles).









Total: 1457 sq. Ft, 136 m2

Ground Floor: 740 sq. Ft, 69 M2, 1st Floor: 0 sq. Ft, 0 M2, 2nd Floor: 717 sq. Ft, 67 m2
Excluded Areas: Utility: 80 sq. Ft, 7 M2, Fireplace: 11 sq. Ft, 1 M2, Double Garage: 330 sq. Ft, 31 M2,
Open To Below: 10 sq. Ft, 1 M2, Walls: 160 sq. Ft, 15 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

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Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at https://find-energy-certificate.service.gov.uk/energy-certificate/6036-6028-9100-0288-2292 or contact the agent for a copy in PDF format.

