

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Halls Lane, Brackley, NN13 6AN

Asking Price £599,995.00

A fabulous four bedroom stone built detached house situated in a non-estate location within easy walking distance of Brackley's town centre. Presented to a high standard the property benefits from gas to radiator central heating, UPVC double glazing, two en-suites, off road parking, attractive walled gardens and a detached barn formerly used as a fully functional home office which has planning permission to convert to a one bedroom annexe. The accommodation comprises: Entrance hall, cloakroom, sitting/dining room, family room, kitchen/breakfast room, utility room, bedroom one with en-suite shower room, bedroom two with en-suite shower room, two further bedrooms, family bathroom including bath & separate shower cubicle, walled gardens, barn and off road parking. Energy rating C.



Entrance

Composite entry door to:-

Entrance Hall

Double radiator, ceramic tiled floor, stairs to first floor, under stairs cupboard.

Cloakroom

White suite of wash hand basin with cupboard under, low flush WC, ceramic tiled splash areas, ceramic tiled floor, inset LED downlighters, radiator, extractor fan.

Sitting/Dining Room

Adam style fire place with coal effect gas fire, double radiator, tall radiator, oak wood flooring, Upvc double glazed bow window to front aspect. Double glazed bi-folding doors to rear garden, inset LED downlighting, ceiling speakers.

Family Room *13' 9" X 8' 10" (4.20m X 2.71m)*

Double radiator, Upvc double glazed window to rear aspect, inset LED downlighters, ceiling speaker, built in double coat and storage cupboard.

Kitchen/Breakfast Room *16' 6" X 12' 1" (5.04m X 3.70m)*

Fitted to comprise inset stainless steel sink unit with Monobloc mixer tap and cupboard under. Full range of base and eye level units with solid oak work surfaces, a centre island with five burner gas hob and breakfast bar and extractor canopy over. Split level double oven and grill, integrated dishwasher, inset LED downlighting, ceramic tiled floor. Radiator, Upvc double glazed French patio doors to front garden, ceiling speakers, Upvc double glazed window to side aspect.

Utility Room *7' 4" X 6' 10" (2.26m X 2.10m)*

Inset stainless steel sink unit with Monobloc mixer tap and cupboard under. Further base unit with solid oak work surfaces, ceramic tiled splash area, eye level units over, "Potterton" gas fired boiler servicing central heating and domestic hot water. Plumbing for automatic washing machine, Space for tumble dryer, Upvc double glazed door and window to side. Double radiator, inset LED downlighting, ceramic tiled floor.

First Floor Landing

Radiator, access to loft space, Upvc double glazed windows to front and rear aspect. Large walk in airing cupboard house water tank.

Bedroom One *12' 2" X 13' 0" (3.72m X 3.97m)*

max narrowing to 2.92 min.

Double radiator, ceiling speakers, Upvc double glazed window to front aspect.

En-Suite *6' 5" X 5' 10" (1.96m X 1.78m)*

White suite of fully tiled shower cubicle, wash hand basin with drawers under, low flush WC, full ceramic tiling to all walls, ceramic tiled floor, de-misting mirror, LED downlighters, extractor fan, ladder towel radiator, ceiling speaker, Upvc double glazed window to side aspect.

Bedroom Two *12' 5" X 9' 6" (3.81m X 2.90m)*

Double radiator, built in wardrobes, Upvc double glazed window to front aspect, inset LED downlighters.

En-Suite *7' 10" X 5' 11" (2.41m X 1.81m)*

White suite of fully tiled shower cubicle, wash hand basin with drawers under, low flush WC, ceramic tiled floor, radiator, inset LED downlighters, extractor fan, Upvc double glazed window to side aspect.

Bedroom Three *10' 7" X 8' 10" (3.25m X 2.71m)*

Upvc double glazed window to rear aspect.

Bedroom Four *12' 6" X 6' 10" (3.82m X 2.09m)*

Radiator, Upvc double glazed window to rear aspect, ceiling speaker, walk in wardrobe.

Family Bathroom *10' 7" X 6' 9" (3.23m X 2.08m)*

White suite of floor standing bath with mixer tap and shower above, double width fully tiled shower cubicle. Wash hand basin with drawers under, low flush WC, full ceramic tiling to all walls. Ceramic tiled floor, inset LED downlighters, ceiling speaker, extractor fans, ladder towel radiator. Integrated LED waterproof TV, de-misting mirror.

Barn *16' 2" X 14' 11" (4.93m X 4.57m)*

With planning permission to convert to a one bedroom annexe. Formerly used and ready to use as a home office with power and light connected.

Work shop area of 4.28 x 1.68 m (14' 5" x 5' 5")

Workshop *14' 0" X 5' 6" (4.28m X 1.68m)*

Please Note

All main services are connected.

Council Tax Band: E

EPC rating: C

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated

with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too.

Please contact us for further information.

N.B.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

Front Garden

In two parts, one laid to astro turf with well stocked flower borders. The second part is an attractive courtyard setting, fully paved with stone wall to one side and brick wall and fencing to the other. Access to barn, access to rear garden.

Accessed via double gates there is a tarmac drive to the front providing parking for approximately four cars.

Rear Garden

Laid to lawn with patio and path enclosed by a stone wall.









All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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