



Croughton, Brackley,  
Northamptonshire



## Croughton, Brackley, Northamptonshire

An Amazing Stone Period Property Which Offers Character and Charm in Abundance as well as Deceptively Spacious Accommodation. Boosted by its Own Driveway to a Double Garage, Private Gardens, and Detached Home Office.

Croughton is located to the southwest 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).



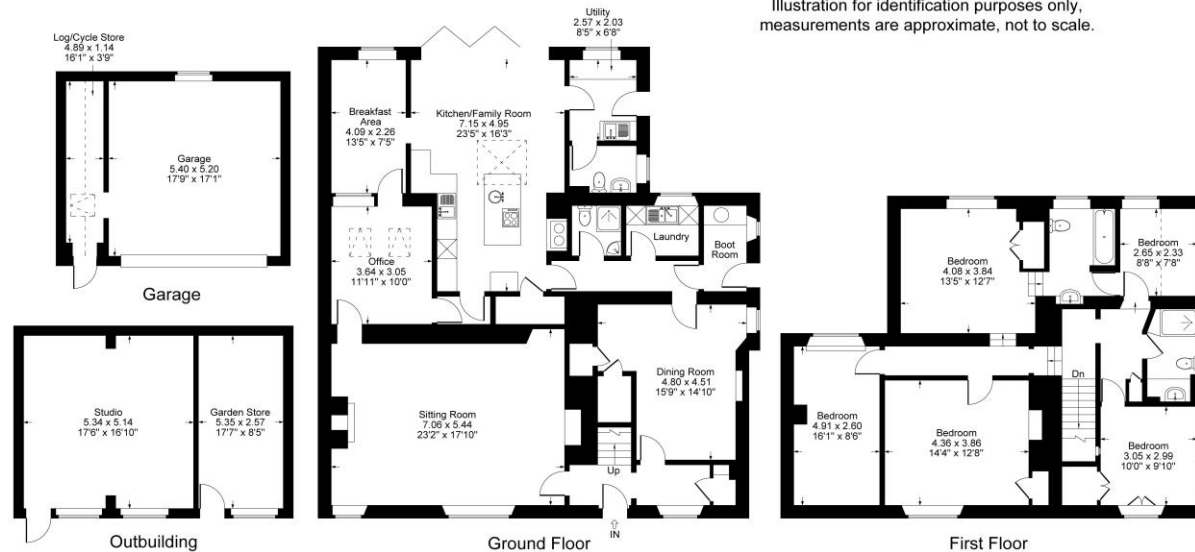




## The Property Briefly Comprises of:

- Drawing Room
- Dining Room
- Kitchen/Family Room
- Utility Room
- Boot Room
- Office
- Five Bedrooms
- Three Bathrooms
- Large Garden
- Countryside Views
- Double Garage
- Outbuilding
- Gas Fired Central Heating and Double-  
Glazed Windows (Where Specified)

Guide Price: £895,000



Approximate Gross Internal Area  
 Ground Floor = 156.49 sq m / 1685 sq ft  
 First Floor = 98.11 sq m / 1056 sq ft  
 Garage = 35.04 sq m / 377 sq ft  
 Outbuilding = 41.97 sq m / 452 sq ft  
 Total Area = 331.61 sq m / 3570 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

## Local Authority

South Northamptonshire Council

## Council Tax Band: F

(Subject to change after completion)

## Tenure

Freehold

## Distances

Banbury c. 14 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

**Mark David**  
 ESTATE AGENTS  
 Sales • Lettings • Management

Market House, Market Place, Deddington, Oxfordshire  
 OX15 0SB  
 Tel: 01869 338898  
 Email: deddington@mark-david.co.uk  
 www.mark-david.co.uk



### Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.