

**NEW INSTRUCTION**



**WEST FARNDON**

The Cottage, West Farndon, NN11 3TU



**DAVID COSBY**  
ESTATE AGENTS



# West Farndon

## The Cottage, West Farndon, NN11

Total GIA Floor Area | Approx. 127 sqm (1376 sqft)



3 Bedrooms



4 Receptions



1 Bathroom

## Features

- Detached late Georgian cottage
- Hamlet setting within West Farndon
- Far-reaching countryside views
- Three double bedrooms
- Sitting room, snug/cinema room and family room
- Kitchen and dining room with garden outlook
- Family bathroom and ground-floor cloakroom
- Landscaped rear garden with terraces and seating areas
- Detached brick home office/games room
- Electric gated driveway with generous off-road parking

## Description

A well-presented detached late Georgian cottage, understood to date from circa 1816, occupying an edge-of-hamlet position within West Farndon and enjoying far-reaching views across adjoining countryside.

The property has been thoughtfully extended and updated over time, resulting in a well-balanced arrangement of accommodation. The ground floor provides a series of interconnecting reception spaces, allowing for both open flow and more defined areas of use, complemented by a kitchen and dining area with direct access to the garden. Upstairs, three bedrooms and a family bathroom are arranged around a central landing, with the principal rooms taking advantage of the open rural outlook.

Externally, the property benefits from a generous gravelled driveway with electric gated access, a detached brick outbuilding now used as a home office/games room, and landscaped gardens arranged to make the most of the setting. The rear garden, in particular, enjoys a high degree of privacy and uninterrupted views over surrounding farmland.

A LATE GEORGIAN COTTAGE IN WEST FARNDON,  
ENJOYING FAR-REACHING COUNTRYSIDE VIEWS,  
WITH LANDSCAPED GARDENS, GENEROUS PARKING  
AND A DETACHED HOME OFFICE/GAMES ROOM.



# The Property

## Sitting Room

Accessed from the main front entrance, the sitting room forms a welcoming principal reception space, with a fitted recessed entrance mat and soft cut-pile carpeting. A front-facing box bay window provides good natural light, while the focal point of the room is a traditional Minster-style fireplace surround and hearth, fitted with a wood burning stove. The room is finished with part decorative wall covering, picture rail detailing and plaster coving. A quarter-winder staircase with chamfered balustrade and handrail rises to the first-floor accommodation, with useful understairs storage accessed via a panelled door.

## Snug

Positioned to the front left-hand side of the house, the snug is a useful secondary reception room with a box bay window providing good natural light. The room is finished with oak-effect flooring, part decorative wall covering, dado rail detailing and plaster coving.

## Dining Room

Positioned to the rear right-hand side of the house, the dining room is a well-proportioned dual-aspect space with direct access to the rear garden via double-glazed patio doors. A further casement window to the side elevation brings in additional natural light, and the room provides comfortable space for a good-sized dining table and chairs.

## Kitchen

The kitchen is fitted with a good range of timber-fronted Shaker-style base and wall units, including curved end units and timber-effect roll-top work surfaces. A breakfast bar provides informal seating for two. Appliances include a six-burner gas Rangemaster with twin ovens, separate grill and extractor hood above, together with an integrated dishwasher, washing machine, separate electric oven and fridge-freezer. A ceramic Butler-style sink with mixer tap is set beneath a three-section window overlooking the rear garden and adjoining arable land beyond.

## Cloakroom

Accessed via a four-panel oak door, the cloakroom has natural light from a frosted casement window to the side elevation. The floor is finished with ceramic tiling, continuing through from the kitchen, with marble-effect tiling to half height. Fittings include a WC with concealed cistern and circular marble wash hand basin with chrome mixer tap.





DAVID COSBY  
ESTATE AGENTS

# The Property

## Family Room

The family room is a bright triple-aspect space, with natural light drawn from casement windows and a raised roof lantern. The room is finished with neutral painted walls, perimeter plaster coving and riven-effect ceramic floor tiling. Double-glazed French doors with matching side casements open directly onto a paved seating area, with views across the landscaped garden towards the adjoining open fields.

## Side Lobby / Boot Room

Accessed from the side garden via a matching slatted-effect external door with three-bar locking mechanism and decorative central vision panel, the side lobby provides a practical boot room entrance.

## Bedroom One

Positioned to the rear right-hand side of the cottage, bedroom one is a good-sized double room enjoying an attractive outlook across the landscaped garden and adjoining countryside, with longer views towards the spire of Holy Cross Church in Byfield. A Juliet balcony makes the most of the aspect and brings in good natural light.

## Bedroom Two

Bedroom two is a further double room, positioned to the front left-hand side of the house, with a casement window framing pleasant views across the rolling hillside landscape opposite Farndon Road. The room is finished with two-tone painted walls, perimeter plaster coving and cut-pile carpet.

## Bedroom Three

Bedroom three is a good-sized dual-aspect double room, with a front-facing casement window enjoying views across the hillside landscape, and a side casement window overlooking adjoining arable fields. The room is finished with two-tone painted walls and cut-pile carpet. Additional features include an original fireplace with decorative surround.

## Bathroom

The bathroom is fitted with a four-piece suite comprising a corner bath with whirlpool system and chrome mixer tap, close-coupled WC, circular marble wash hand basin with chrome pillar tap set on a matching vanity unit, and a corner quadrant shower enclosure with fixed shower rose and separate handheld attachment. The room is finished with timber-effect flooring, half-height ceramic wall tiling and two-tone painted walls.



# Grounds

## Front Aspect and Driveway

Set back behind a grass verge, the property is approached via a central brick path leading through a low brick boundary wall with decorative railings and matching gate. This opens into a gravelled front garden, with further gated access continuing to the sides and rear. To the left-hand side, the brick boundary wall continues at a higher level, with brick piers and electrically operated timber double gates. These open onto a generous gravelled driveway, providing off-road parking and turning for several vehicles. To the rear of the drive are two timber sheds, both with secure doors and fixed windows providing natural light. Boundaries are formed by close-boarded fencing, softened by established conifer and hawthorn planting.

## Rear Garden

The rear garden is pleasantly positioned to take advantage of far-reaching views across adjoining arable land. Arranged over two levels, it includes a central lawn which continues around the right-hand side of the house, where there are well-placed seating areas enjoying good natural light. Steps enclosed by rustic brick walling lead down to a lower paved terrace, providing further space for outdoor dining and entertaining, with convenient access from the dining room and family room.

A timber pergola walkway, planted with established climbers and roses, provides an attractive pedestrian route between the side entrance porch and the home office/games room.

To the rear of the garden, an additional circular riven-paved seating area is arranged around a small pond with fountain, creating a calm focal point within the garden.



## Garage / Home Office / Games Room

Constructed in rustic facing brickwork beneath a pitched slate roof, the detached former garage has been converted to provide a versatile home office/games room. The building is approached via double-glazed timber-effect doors with full-height matching casement windows, together with a further solid timber stable door with decorative vision panel. Three additional casement windows provide good natural light. Internally, the space is finished with oak-effect flooring, two-tone painted walls and recessed ceiling lighting.

External power points and an electric vehicle charging point are positioned to the front, while a full-length low-level timber log store and further storage space sit to the rear.



## Location

The property is located within the small rural hamlet of West Farndon, set amidst open countryside in south Northamptonshire. The hamlet has a quiet, lightly populated character, with a scattering of period and converted buildings, and immediate access to surrounding farmland and open views.

For day-to-day amenities, the nearby villages of Byfield and Woodford Halse provide a range of local facilities including shops, primary schooling, public houses and healthcare services. More comprehensive amenities are available in the market towns of Banbury and Daventry.

Road connections are convenient, with access to the A361 and A45 linking to the wider network, including the M40 (Junction 11) and M1. Mainline rail services are available from Banbury, providing regular connections to London Marylebone in under an hour.

The surrounding area is mainly undulating countryside, with an extensive network of public footpaths and bridleways, including routes such as the Jurassic Way, making it well suited to walking, riding and general outdoor pursuits.

## Property Information

**Local Authority:** West Northamptonshire Council    **Tenure:** Freehold

**Services:** Mains Electricity, Water, & Gas. Private Drainage

**Heating:** Central heating via gas fired combination boiler

**Council Tax Band:** Band E    **EPC Rating:** C

**Broadband:** Ultrafast available with up to 1000Mbps Download

### Important Notice

*Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.*

*Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*



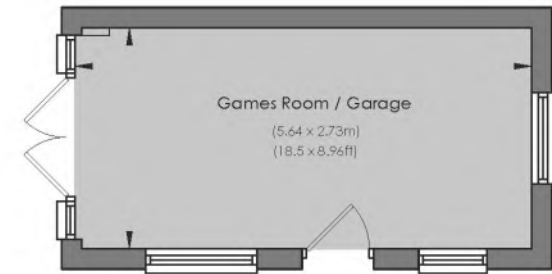
# The Cottage, West Farndon, NN11 3TU

Approximate GIA (Gross Internal Area) = 127 sqm (1367 sqft)  
Excluding Garage / Games Room



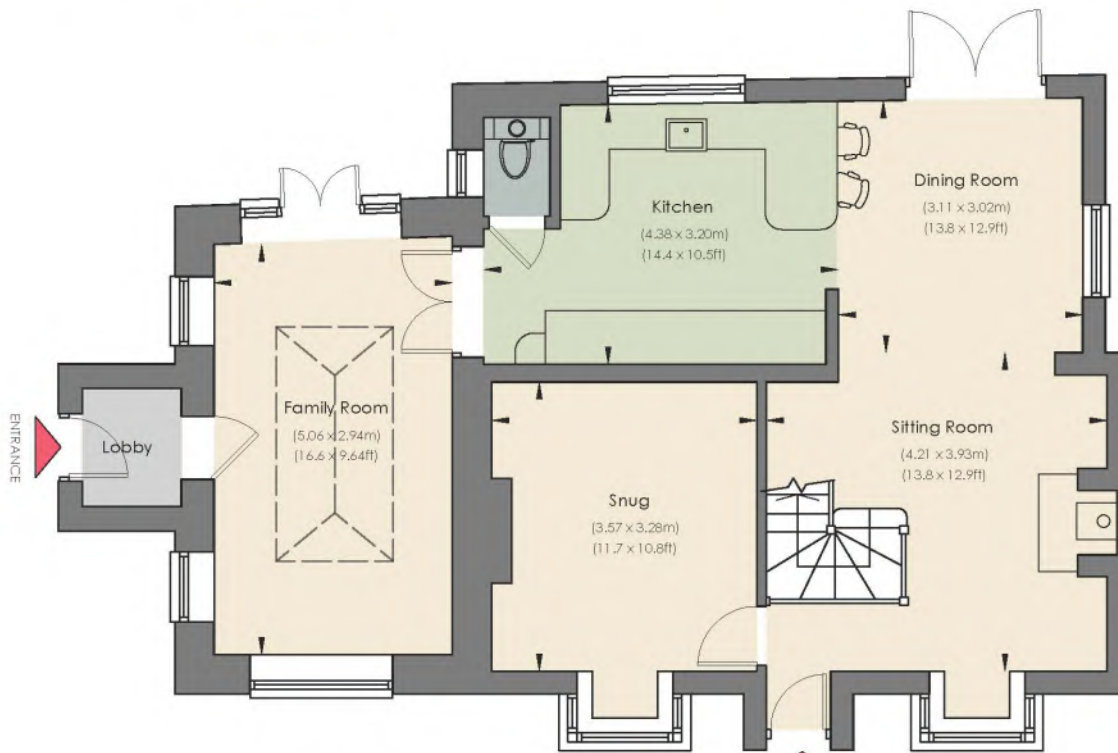
David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

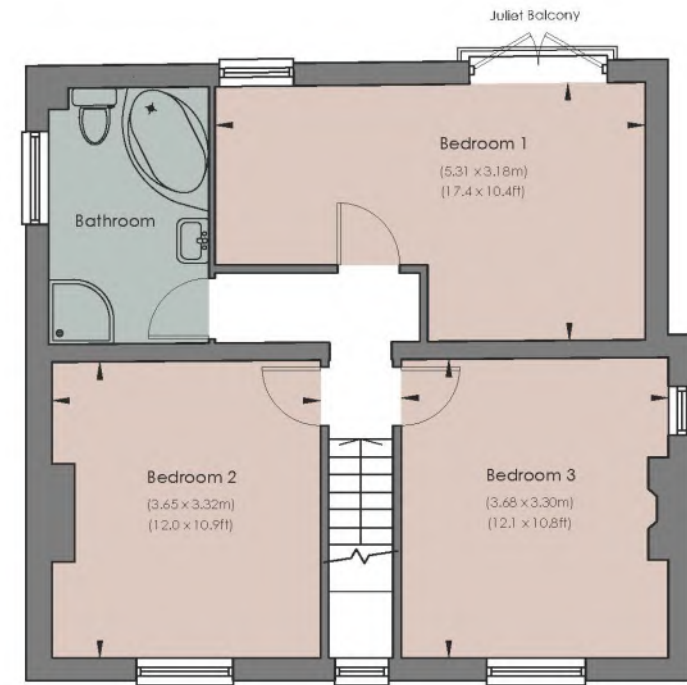


GAMES ROOM / GARAGE = 35 sqm (377 sqft)

(POSITION AND LOCATION NOT RELATIVE)



GROUND FLOOR GIA = 74 sqm (797 sqft)



FIRST FLOOR GIA = 53 sqm (570 sqft)



WEST FARNDON

01327 361664

[enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



RICS

rightmove



The Property Ombudsman



DAVID COSBY  
ESTATE AGENTS

# Thinking of Selling?



## MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

- No fixed-term contract
- No tie-in period
- A competitive 1.25% fee (inc. VAT)
- No Sale – No Fee

As an independent, family-run business, we place your best interests at the heart of everything we do, offering a personal, comprehensive service that larger corporate agencies simply cannot match.

If you are considering selling or would like further information then please contact us on **01327 361664** to arrange a no obligation market appraisal. Alternatively, visit our website at  **davidcosby.co.uk**



**Gareth Powell**  
**MARLA**  
Sales & Lettings Manager



**David Cosby**  
**MRICS**  
Director | Building Surveyor



**Virginia Church**  
**MRICS**  
Building Surveyor



**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



**Sadie Tyson**  
**MNAEA**  
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

☎ 01327 361664

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)