

BY AUCTION

LITTLE STREET  
Sulgrave, OX17 2SG



DAVID COSBY  
ESTATE AGENTS







# Little Street

Sulgrave, OX17 2SG

Total GIA Floor Area | Approx. 70 sqm (753 sqft)

## Features

- Edwardian semi-detached home with period character
- Three bedrooms and first-floor bathroom
- In need of complete refurbishment
- Potential for reinstatement of original fireplaces
- Traditional red brick construction with coursed stone to rear
- Enclosed rear garden with gated access, extending to over 60 ft
- Situated in the sought-after village of Sulgrave

## Description

An attractive three-bedroom Edwardian semi-detached house in need of complete refurbishment, situated in the peaceful village of Sulgrave. The property represents an excellent opportunity for purchasers seeking a project, with considerable scope to restore and enhance.

Constructed in red brick with buff and dark blue engineering brick detailing beneath a pitched slate roof, the property also features a rear elevation of vernacular coursed stonework, enhancing its period character.

The accommodation extends to approximately 70 sqm (753 sqft) over two floors and offers considerable scope for renovation and improvement. With a sympathetic programme of works, the property has the potential to combine its original period character with modern comforts, and could be adapted or extended (subject to the necessary consents) to create a highly individual village home.

The house benefits from solar roof panels which are understood to provide domestic hot water, although there is currently no fixed space heating beyond the original open fireplace to the sitting room. A blocked fireplace remains in one of the first-floor bedrooms, which



An attractive Edwardian three-bedroom semi-detached house in the village of Sulgrave, offered for sale by online auction and requiring complete refurbishment.



# Accommodation

## Entrance Hall

Accessed via steps to the front elevation, the entrance hall features exposed timber floorboards and natural light from a side casement window. Quarter-winder stairs rise to the first floor, with a panelled door opening to the main sitting room.

## Sitting Room (3.99m x 3.98m)

A front-facing reception room with an original open fireplace (in need of refurbishment) and natural light from a top-hung casement window. A four-panel door leads through to the kitchen/dining room.

## Kitchen/Dining Room (5.09m x 2.84m)

Situated to the rear of the property, the kitchen/dining room is fitted with a range of base and wall units which a purchaser would likely reconfigure to make best use of the space. There is a useful understairs cupboard and a two-unit window overlooking the garden. A part-glazed door provides direct access to the rear.

## Bedroom 1 (3.87m x 2.60m)

A double bedroom to the front aspect with exposed floorboards, top-hung casement window, and a blocked fireplace which could potentially be reinstated.

## Bedroom 2 (3.05m x 2.95m)

A further double bedroom to the rear with exposed floorboards and a two-unit casement window overlooking the garden.

## Bedroom 3 (2.38m x 2.30m)

A front-facing single bedroom with exposed floorboards, top-hung casement window, and over-stairs plinth.

## Bathroom

Currently fitted with a basic three-piece suite comprising bath with chrome mixer and shower hose, close-coupled WC, and wash hand basin. Walls are part tiled, with a frosted casement window providing ventilation and natural light.





## Grounds

The property fronts directly onto Little Street, with steps leading up to the main entrance flanked by shallow planted borders. To the right-hand side a gated pathway provides pedestrian access to the rear.

The enclosed rear garden extends to over 60 feet and includes a large, dilapidated timber storage shed. Although currently overgrown, the garden offers good potential for landscaping and improvement.

## Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace.

Whether you are considering selling, letting, or simply curious about the current value of your home, we offer clear, professional advice tailored to your circumstances. Our approach combines traditional personal service with modern digital platforms, giving your property maximum exposure to the right buyers.





## Location

Sulgrave is a sought-after village in West Northamptonshire, best known as the site of Sulgrave Manor, ancestral home of George Washington's family. The village combines period properties and winding lanes with useful amenities, including a community shop and post office, public house, parish church, and active village hall.

The nearby market towns of Brackley (6 miles) and Banbury (8 miles) provide a full range of shops, schools, and leisure facilities, with Towcester around 12 miles to the east. Excellent road and rail links via the A422, A43, M40, and Banbury station make the village a convenient base for both local living and commuting.

## Property Information

**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Electricity

**Council Tax:** Band B    **EPC:** Rating D

**Broadband:** Superfast available with up to 36Mbps download

## Online Auction Information

This property is being sold via the David Cosby Chartered Surveyors online auction platform. To bid, you will need to register for an account, complete ID verification, and have funds in place. The legal pack will be available to download from our auction page. Full details, registration, and bidding access are available at: [www.davidcosby.co.uk/auctions](http://www.davidcosby.co.uk/auctions)

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*Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.*

Sulgrave



Location Plan (not to scale)



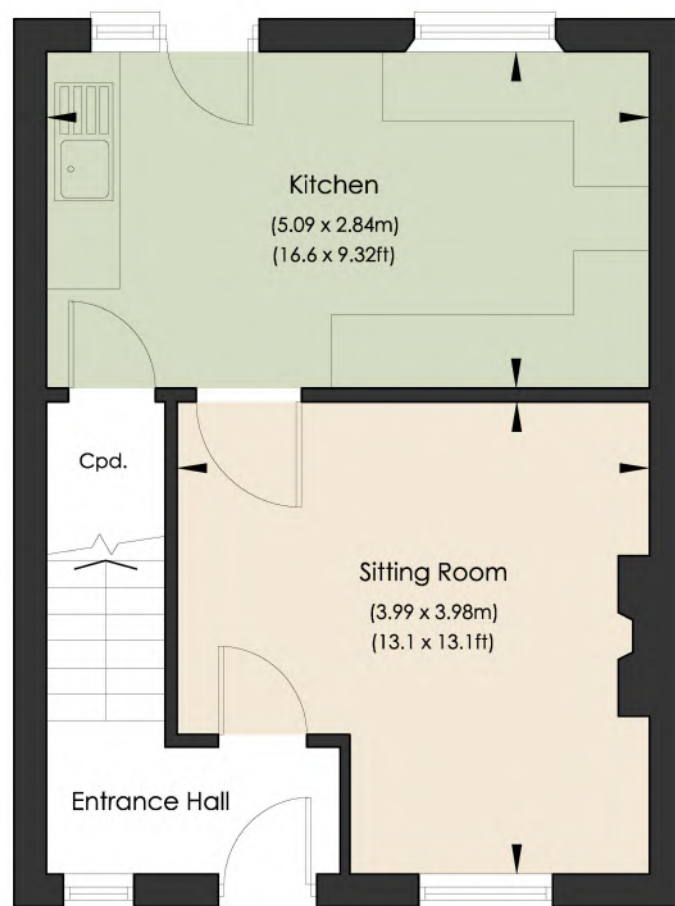
# Little Street, Sulgrave, OX17 2SG

Approximate GIA (Gross External Area) = 70 sqm (753 sqft)

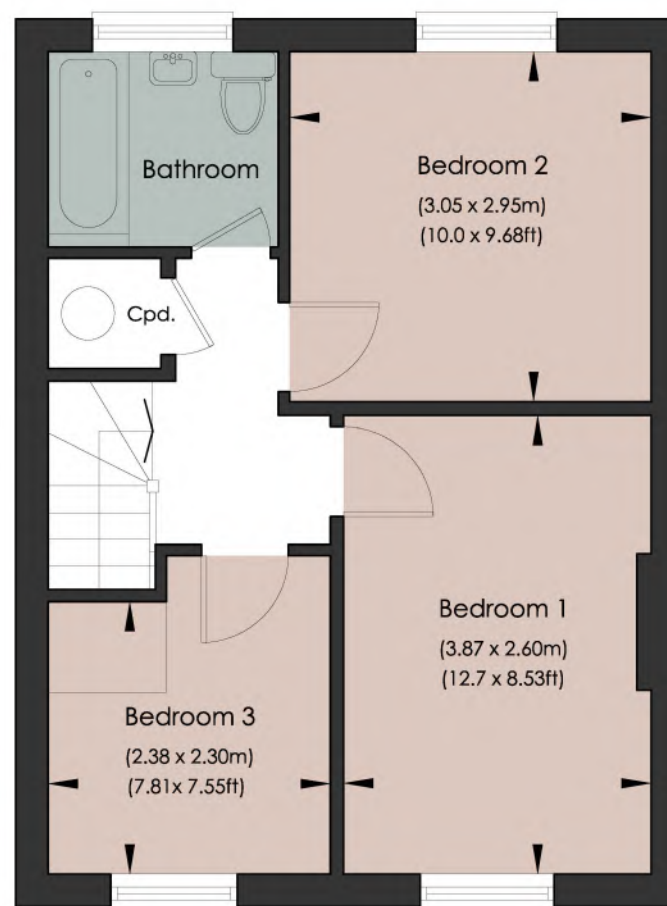


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. 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.



GROUND FLOOR GIA = 35 sqm (377 sqft)



FIRST FLOOR GIA = 35 sqm (377 sqft)





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# Thinking of Selling?



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