



Framington House Moreton Pinkney, Northamptonshire

STRUTT & PARKER

Framington House

Moreton Pinkney,
Northamptonshire NN11 3SG

A handsome village house,
set back from the road on the
village green

Towcester 10 miles, Banbury 11 miles (London
Marylebone 60 minutes), Northampton 16 miles,
Milton Keynes 32 miles (London Euston 35
minutes), London 81 miles

Entrance hall | Drawing room | Dining room
Snug/study | Sitting room | Kitchen/breakfast
room | Utility room | Cloakroom | Cellar
Principal bedroom with en suite bathroom
Three further bedrooms | Two further bathrooms
Large enclosed garden | Double bay carhouse
Off road parking | EPC rating E

About 0.4 acres

Situation

An attractive and popular village with mostly
ironstone houses and cottages.

Surrounded by beautiful rolling countryside.

The village has a parish church.

Local schooling includes primary schools:
Culworth Church of England Primary, St Lois
Church of England Primary and Chenderit
Secondary School in Middleton Cheney as well
as school buses from the village to Culworth
and Middleton Cheney.

Private schools: The Carrdus, Overthorpe and
Winchester House, Brackley. Public Schools
include: Stowe School, Tudor Hall, Rugby
School and Bloxham.

Extensive shopping and recreational facilities
available in nearby Banbury, Towcester and
further afield in Northampton.

Sporting facilities include golf at Cherwell Edge,
Middleton Cheney and Staverton, motor racing at
Silverstone, Horse racing at Towcester and
Grayshot spa and fitness centre (Fawsley Hall).

Regular rail service from Milton Keynes
to London Euston in about 35 minutes,
Northampton to London Euston in about 50
minutes and Banbury to London Marylebone in
about 60 minutes.

Excellent communications with the M1 and M40
giving good access to London and the North.

Birmingham International Airport 48 miles away.

Framington House

A handsome village house built of coursed
ironstone under a slate roof with later brick
extensions. Believed to date from the mid
eighteenth century Framington House sits back
from the road on the Upper Green of Moreton
Pinkney.

To the front of the house, off the central
entrance hall is the cloakroom and two reception
rooms. The snug/study is double aspect with a
door leading to the rear of the property and the
drawing room with working open fireplace and
sash windows. A door way leads down to the
impressive vaulted cellar.

The drawing room leads into the dining room
with oak floor and feature fireplace and a door to
the south east facing conservatory. The kitchen
comprises wall and base units with a hard wood
worktop, integrated dishwasher, electric oven,
combination microwave, fridge and four ring
induction electric hob.

To the rear of the house is a large utility room
with plenty of storage, a sink and plumbing for
a washing machine and tumble dryer. Beyond
this is the sitting room. Stairs rise from the rear
hallway to the guest bedroom and bathroom
which is separate from the rest of the house.
This part of the house could be self-contained
and is ideal for teenagers.

A concealed staircase in the dining room leads
to the first floor of the main house. The principal
bedroom lies to the front of the house with en
suite bathroom. Two further bedrooms and a
family bathroom can also be found on this level.



Outside

Approached over a gravel driveway, access
is gained to an oak framed and clad double
carhouse together with off road parking for
several motor vehicles.

Immediately adjacent to the house is a pretty
south facing terraced garden with gravel
pathways and perennial shrubs and herbs.
Beyond this is the main garden which is divided
into a series of different styles from a lawn area,
to productive vegetable and fruit gardens and
orchard beyond.

General

Services: Mains water, electricity and drainage.
Oil fired boiler.

Rights of way: The neighbouring barn has a
right of across the drive.

Council tax: The property is in Tax Band F.
Postcode: The postcode of the property is
NN11 3SG.

Local authority: South Northants District
Council, Springfields, Towcester, Northants,
NN12 6AE. Telephone: 01327 322 322.







Directions

From Banbury take the A422 towards Brackley. At the Middleton Cheney roundabout, turn left onto the B4525, signposted Northampton. After about 3 miles, turn left signposted Thorpe Mandeville and Culworth. Follow this road for about 5 miles to Moreton Pinkney. Continue through the village and around the S bend. Framington House can be found on the right hand side opposite the village hall.

Banbury

20 Horse Fair, Banbury, Oxfordshire OX16 0AH

01295 273592

banbury@struttandparker.com
struttandparker.com

50 offices across England and Scotland,
including 10 offices in Central London

Floorplans
Main House internal area 2,950 sq ft (274 sq m)
Carhouse internal area 296 sq ft (27 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8222811/DMC

IMPORTANT NOTICE Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2015. Particulars prepared March 2015.