



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 carthouse
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 Cardus, 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 carthouse 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)

Carthouse 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

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