



The Old Barn, Welsh Lane, Falcutt, Brackley, Northamptonshire



# The Old Barn Welsh Lane, Falcutt, Brackley, Northamptonshire NN13 5QY

A well proportioned 4 bedroom detached house in a rural location with maintained gardens. Available for a minimum term of 12 months

Brackley 6 miles, Banbury 10 miles,  
Northampton 19 miles, Milton Keynes 20 miles,  
Oxford 30 miles

Entrance Hall | Living Room | Dining Room |  
Kitchen/Breakfast Room | Study | Utility Room  
| Cloakroom | 4 Bedrooms | En suite Shower  
Room | Family Bathroom | Garage | 3 bay car  
port | Maintained Garden With Pond | EPC  
Rating E

## Banbury

20 Horse Fair, Banbury, Oxfordshire OX16 0AH  
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60 offices across England and Scotland, including  
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## The property

Living room with exposed beams, inglenook fireplace with open fire. Archway through to study area. Dining Room with exposed beams, a range of wall and base units with integrated fridge, double oven, electric hob and dishwasher. Study with door to garage. Utility room with base units with sink and washing machine. Doors to 2 further storage rooms. Cloakroom with wood effect floor, wc and hand basin. Master bedroom with free-standing wardrobe and exposed beams. En-suite with shower cubicle, wc and hand basin, built in cupboard and exposed beams. Bedroom 2 with range of built-in wardrobes and exposed beams. Bedroom 3 with built-in wardrobes. Bedroom 4 is a single. Family bathroom with white suite comprising bath, wc and basin. Built in cupboard storage.

## Outside

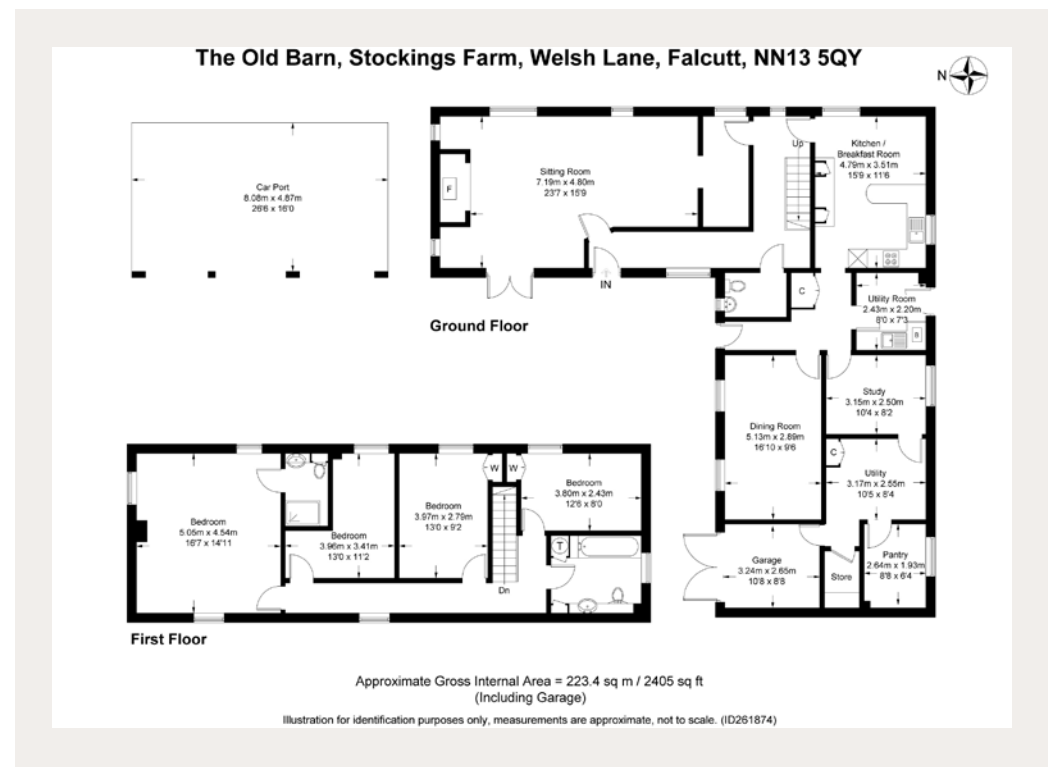
Large maintained garden to the front and side of the property with a pond. Single reduced size garage and 3-bay car port

## Location

Falcutt is a hamlet in Northamptonshire, approximately 5 miles from Brackley, a market town with 18th Century buildings, a Medieval church and a range of shops including Waitrose, Tesco, public houses and restaurants. Brackley has primary and secondary schooling and an independent school (Winchester House). There are further independent schools in the area including Stowe, Akeley, Beachborough & Thornton College

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## Directions

From Banbury, take the B4525 towards Northampton. After approximately 10 miles, pass the left hand side turning to Falcutt. Through an S bend then the driveway to The Old Barn will be the third one on the right hand side. Turn in and the property is the first on the right hand side at the end of the driveway

## General

**Local Authority:** South Northants  
**Services:** Mains water, electricity and oil central heating to radiators  
**Council Tax:** Band G  
**Fixtures and Fittings:** Unfurnished