





The potential for what can be created on this land is endless, but whatever you choose the outcome will be fantastic.

A splendid edge of town 0.74 acre plot, with the choice of keeping the existing 4 bed house or replacing with 2 x fabulous c.2,500 sq ft efficient detached modern houses. Planning permission granted, all ready to go. And NO CHAIN.

Brackley is a market town dating in origin to the 11th Century. Many relics of its history remain including a church dating in part to the 13th century and a number of buildings with Tudor or earlier origins. Today the town is vibrant with a mix of high tech industry (several Formula 1 teams are based here) and more traditional such as the Bronnley soap company which holds Royal warrants. There is a wide range of amenities locally including several schools rated good to outstanding, and access to many centres of commerce is exceptional via either road or rail.

The Shires dates to the mid twentieth century, a quirky and interesting house of some 1,700 sq feet and laid out to a degree "upside down" to maximise the splendid view down its own lengthy garden through large glazed areas and a balcony to the rear. From the street you could easily miss the property on the way past as it's discreetly set into the incline. But a wander down the lengthy driveway leads you to a really lovely spot with mature trees and a long expanse of lawn. While the existing house is interesting and appears to have scope for expansion/ renovation, the current owner has obtained planning to replace it with two exceptionally stylish modern properties fully glazed at the rear to overlook the gardens. With such a range of options available, it's a really exciting chance that's rare to find.

- Rare to downright unique!
- Four bedrooms
- Kitchen & large utility room
- An interesting house "as is"
- Bathroom & shower room
- Wonderful plot
- Planning for 2 new houses
- Two bright receptions
- Generous drive & parking



The Shires, 64 Banbury Road, Brackley, NN13 6AT

Guide Price £550,000

The existing house is intriguing - good fun but also very practical. As it's set on the incline, you enter via the first floor from the Banbury Road, bringing you into a hall on either side of which is a pleasant double bedroom - one including a wide bay window. Next along, the bathroom is neutral and equipped with a bath. And next door the kitchen is a good size, with a large store cupboard in addition to the range of units. Directly opposite is the first of two large receptions. At 18 feet long, and double aspect, it's a large and attractive room - with a beautiful view behind through glazed doors that access the balcony. The spiral staircase that runs between the two is unusual and interesting. Heading down, the living room below is even larger, with glazed doors this time opening out onto the garden. Two more bedrooms are found on this floor, along with a shower room. And the utility room is quite a surprise as it's as large as many kitchens.

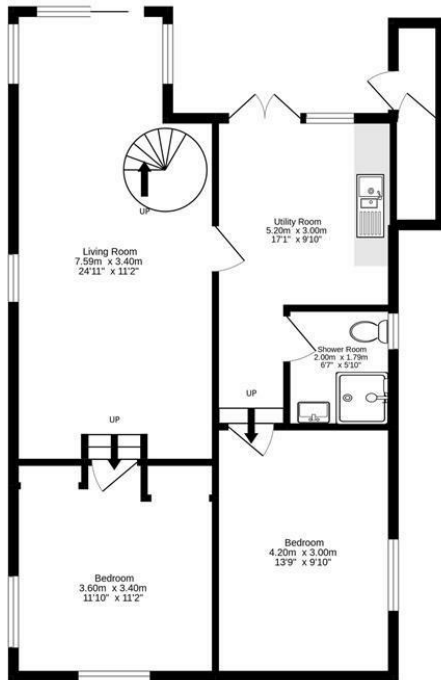
Head outside and it's obvious this property is a rarity. The plot is oblong, extending to comfortably over 100 metres long and owning the driveway that also leads to several other properties. At the end (note that the post and rail fence in the photos is NOT the end - the boundary is in the trees) various mature trees mask nothing more sinister than the old railway line, which is long ago disused, in a cutting beyond. The land runs downhill at a reasonable angle initially next to the road, flattening off once past the house, hence however it is used in the future, there is a lovely and broad expanse running a considerable length. And of course the position is outstanding for easy walking access into the town, Mercedes F1, or a swift road journey to the A43, M40 plus nearby rail access.

If your interest lies in this site as a development project, this is an equally exciting proposition. The two houses designed are very modern, very efficient, very up-to-the-minute in terms of the architecture and clever use of space. They also take the theme of the current buildings prioritising the view down the garden and they capitalise to a much larger degree. Consequently both houses are internally spacious and bright, positive and contemporary. After a little investigation of other properties sold, including in particular another new build only a few doors away, there is clearly a strong market appetite for this type of modern house. Again, if you would like further information about that, please just ask.

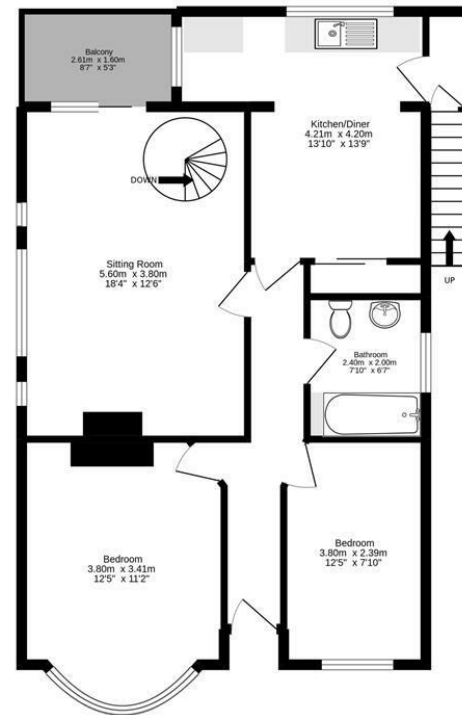




Ground Floor
85.8 sq.m. (923 sq.ft.) approx.



1st Floor
73.2 sq.m. (788 sq.ft.) approx.



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TOTAL FLOOR AREA : 159.0 sq.m. (1711 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information QR Code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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