



**5 THE MANOR**  
Moreton Pinkney

Carter Jonas

## 5 THE MANOR MORTON PINKNEY NORTHAMPTONSHIRE NN11 3SJ

Reception Hall · Sitting Room · Snug · Kitchen Breakfast Room · Large Orangery · Cloakroom · Three Bedrooms Bathroom · Private Garden · Parkland Garden · Kitchen Garden · Garage · Parking · In All Around 0.5 Acres  
EPC rating TBC

### DESCRIPTION

This superb former Coach House has been lovingly improved by the current owners to include a new kitchen and orangery. The property has oil fired central heating and a newly fitted stone fireplace with inset wood burner.

Set in a delightful location, forming part of the Baronial Manor, the property enjoys a tranquil setting, yet is well placed for communication links.

### ACCOMMODATION

The property is entered through an oak door into an entrance porch with a cloakroom off then into the reception hall with oak doors to principal rooms.

The sitting room has a comfortable feel comprising a central stone fireplace with mantelpiece and woodburner stove. A large bay window affords excellent natural light and cathedral style arched doors open onto the rear garden. Snug comprising a high ceiling, wood laminate floor and a window overlooking the front aspect.

The kitchen has a range of refitted cabinets with attractive granite tops and comprises base units, corner larder unit and a granite top breakfast bar. Cabinet providing housing for an American style fridge freezer with flanking shelving, cabinet and wine cooler. Integrated dishwasher and washing machine. Rangemaster Infusion cooker range with Rangemaster hood over.

**AN ELEGANT FORMER COACH HOUSE, BEING PART OF A BARONIAL STYLE GRADE II LISTED MANOR HOUSE. OFFERING VERSATILE ACCOMMODATION, THE PROPERTY HAS GENEROUS GARDENS AND SOME PARKLAND, EXTENDING TO AROUND 0.5 ACRES IN ALL.**





The kitchen opens into a truly stunning orangery. This recent addition seamlessly marries the house with the outdoors, with views towards the church tower. Built to exacting standards by Farrow & Jones in hardwood with high quality double glazing, a tiled marble floor with underfloor heating and features an exposed wall and French doors leading out onto the garden. The room has a 10 year warranty.

The principal bedroom is a lovely room with exposed wood floor, dual aspect windows affording views towards the church and a generous range of wardrobes to one wall.

Bedroom two is a double room comprising a deep closet and window to the front aspect.

Bedroom three is a double room and is currently used as an office with built in office furniture to include a desk, bookshelves, drawers and a range of cabinets.

The house bathroom has a deep bath with a shower head fitted, a separate shower enclosure, wall mounted wash basin and toilet.

The landing has an airing cupboard and separate store cupboard. The attic has a pull down ladder providing access to one side which is boarded and lends itself to partial conversion, subject to planning. The sellers had plans drawn to convert this attic, but did not apply. Plans are available from our office.

#### **OUTSIDE**

Approached through the lodge gated entrance and parkland, the property is approached over a tarmac driveway, leading to a gravelled frontage.

The private southerly facing rear garden has a stonewall backdrop and a central lawn with pretty flowering borders, mature trees and views of the church tower. A private gate leads to the churchyard. To the rear of the garden is a useful store building with power connected, there is also a gated entrance to the front of property.





To the front of property over the driveway there are parkland gardens with a lawn, wildflowers and mature trees. A restored arched bridge provides a magical feel and leads to a large kitchen garden with vegetal patches and a large timber framed glass house.

The property also benefits from a garage with mezzanine storage and parking to the front.

#### **LOCATION**

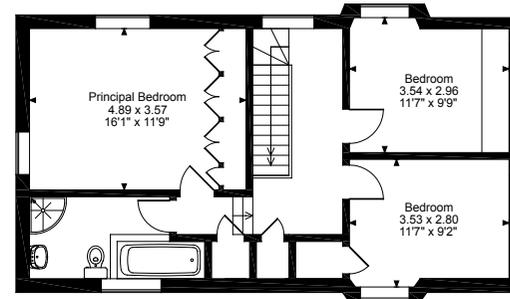
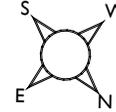
Moreton Pinkney is a South Northamptonshire rural village with attractive unspoilt countryside. The village amenities include a Church, village hall and public house with further amenities found in the nearby market towns of Banbury, Towcester and Brackley.

Primary schooling can be found in Culworth, with many well regarded schools in the area including Stowe, Northampton High School, Winchester House and Bloxham, many of which have a bus services from the village.

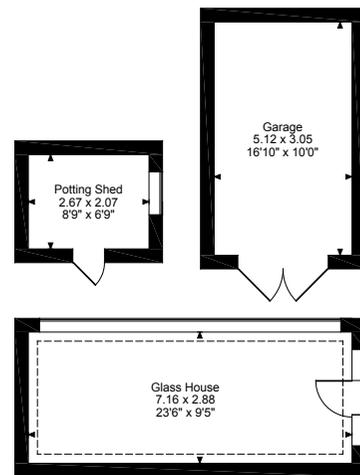
Banbury Railway Station 10 miles  
- (London Marylebone 56 minutes)  
- (Oxford 19 minutes)  
- (Birmingham New Street 52 minutes)  
M40 (Junction 11) 9 miles  
All times and distances



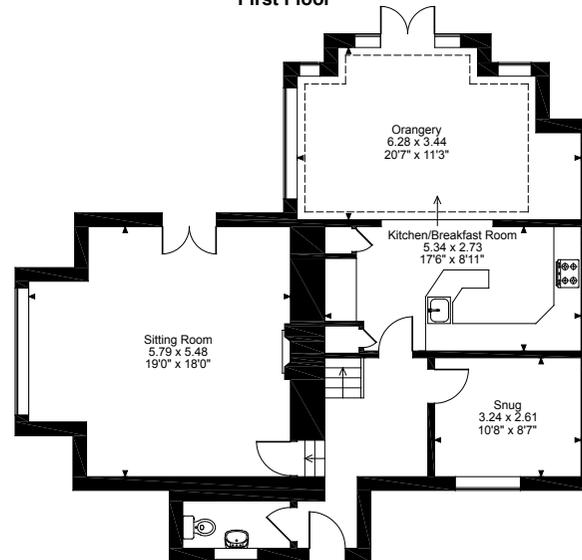
5 The Manor, Moreton Pinkney, Northamptonshire  
 Approximate Gross Internal Area  
 Main House = 150 Sq M/1615 Sq Ft  
 Garage = 16 Sq M/172 Sq Ft  
 Outbuildings = 27 Sq M/291 Sq Ft  
 Total = 193 Sq M/2078 Sq Ft



First Floor



Outbuilding



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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