



30  
SALISBURY





Thistle Cottage 32 Main Street, Brackley, NN13 5RR

Guide Price £325,000

**Few inexpensive cottages come up in this village, even fewer with this pretty an outlook!**

One of the very charming Victorian red brick and stone cottages this secluded village has to offer. In need of modernisation inc heating, decor, kitchen and bathroom etc but already including double glazing - and the garden is utterly charming! NO CHAIN.

According to Wikipedia, the old spelling of Mixbury "mixon-burgh" means, rather unglamorously, "fortification near dung heap"! However, this information also indicates that Mixbury is an historic village, in fact one that dates back to a mention in the Domesday Book. Evolved over many centuries, unlike most it has not grown to a significant degree, making it one of the few remaining hamlets that could reasonably lay claim to the title of unspoilt. A calm and peaceful community with a glorious 12th century church, and nestling amongst fields, it is also absurdly convenient, being less than 3 miles from Brackley, the A43 and A421 so commuting and access to amenities are both very easy. While none in the village, within a brisk walk (1.5 miles) there are both a pub and shop/ PO in the next door village of Evenley.

Thistle Cottage has been owned by our clients for over 20 years. And it is a measure of how lovely a place it is to live that it has been tenanted by the same person for 20 years! That fact means the house is now ripe for updating, which will certainly include more modern heating, bathroom, kitchen, and general decor. But there is already double glazing in place and even light redecoration and carpeting would instantly make a big impact.

The front door opens into a pleasant hall, with the stairs rising away from you. Take a left and you enter the main reception room, what the Victorians used to term the parlour! Archetypal of its era, the room is nearly square hence easy to furnish, with a large window looking out of the sleepy lane at the front. The fireplace is pretty, complete with a wood burner. And the deep alcoves either side feature useful shelving and store cupboards beneath.

Glazed doors to the rear open to the dining room. This features another fireplace, also flanked by more alcoves. It is a similar size to the living room at the front, with the additional positive of glazed doors that open out to the terrace at the rear as well as offering a lovely view down the lengthy gardens.

- Stunning, quiet location
- Fitted kitchen to rear
- Shower room
- Charming living room
- Utility room
- Lovely, long garden
- Good sized dining room
- Two double bedrooms
- NO CHAIN



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The dining room is linked to the kitchen next door, with a small utility room in between, off which is a deep pantry cupboard under the stairs. The kitchen is a useful size with a long run of units offering extensive storage and preparation space. A window to the rear offers that same lovely view of the garden, which is accessed through a door to the left.

Heading upstairs, both bedrooms are great sizes. To the front, a good size double room also includes a deep cupboard over the stairs which currently contains an immersion tank for hot water. The ceiling is quite high, flanked with the slopes of the roof eaves to the sides, giving it shape and character. The second bedroom to the rear offers a stunning view down the garden, beyond which are the gardens of another house, hence your outlook is extremely pleasant. This is another very good double bedroom, and exhibits the same eaves features of its neighbour. And serving the pair of them is a bathroom with separate shower that is a little dated for modern tastes, but an inexpensive and easy target for modernisation.

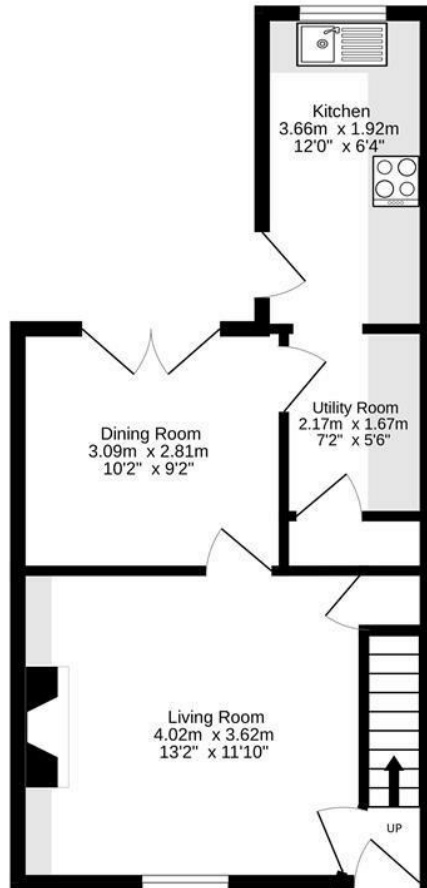
Outside, at the front of the house is a traditional wrought iron post and fence, behind which a path runs up to front door. Behind the house the garden is delightful; lengthy, very quiet and peaceful. Initially behind the house there is a welcoming patio, this then gives way to a long and pleasant lawn with various trees dotted around plus a range of plants in beds to the side. It is a lovely place to spend time, very appealing "as is" but offering lots of potential for an enthusiastic gardener!

Mains electric & water, electric heating  
Cherwell District Council  
Council Tax Band D  
£2,268.76 p.a. 2024/25

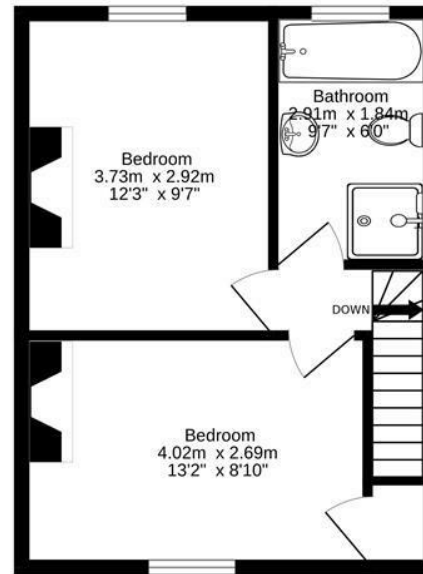




Ground Floor  
36.9 sq.m. (397 sq.ft.) approx.



1st Floor  
29.1 sq.m. (314 sq.ft.) approx.



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TOTAL FLOOR AREA : 66.0 sq.m. (711 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		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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<https://www.cridlands.co.uk>

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