



14 Portia Lane  
Brackley | Northamptonshire | NN13 6FT

FINE & COUNTRY

# 14 PORTIA LANE

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A well presented detached family home built by David Wilson which comprises entrance hall, cloakroom/WC, superb dining kitchen, sitting room, study, four bedrooms, one with en-suite and family bathroom. Also benefiting from a lovely rear garden, single garage and driveway for two cars, an internal viewing is recommended.





A very well presented detached David Wilson family home which is situated on a highly regarded development just outside the town centre of Brackley.

Portia Lane also benefits from having direct access into the local country park, ideal for anybody with dogs or children.

Upon entering, the hall has stairs rising to the first floor and access is provided to the cloakroom/WC. There is also useful understairs storage space.

The upgraded dining kitchen has work surfaces, a range of integrated appliances to include a fridge/freezer, two ovens, 6 ring gas hob and dishwasher.

There is a window to the rear whilst the dining area has space for a table to seat six guests and French doors which lead to the rear garden.

The utility room has space for appliances, a cupboard housing the boiler and a door to the rear.

The sitting room is of a good size and has a window to the front whilst completing the ground floor accommodation is the study which is ideal for anybody wanting to work from home.

To the first floor, the landing has loft access above and a window to the side elevation.

The feature bedroom is of a good size, has two built in wardrobes, a window to the front and access to the en-suite which has a double shower and a window to the side.

The guest bedroom has built in wardrobes and two windows to the rear.

There are two further bedrooms, a double and a good sized single, whilst completing the first floor is the family bathroom which benefits from a bath and separate shower.







# Seller Insight

“Built by David Wilson Homes just two years ago, this very attractive four-bedroom detached family home occupies a peaceful location on the edge of thriving market town of Brackley. “I’d always told myself I wouldn’t be able to live in a new-build house,” says the owner. “I’d never seen one with a really good layout and I’d always loved the feel of period homes, so when we began our property search I knew exactly the type of house I was looking for, that was until this one popped up online.”

“As well as the fantastic location and sheer quality of the design and build, it was most definitely the layout we fell for. It has the classic David Wilson Holden floor plan with a big open-plan kitchen/diner that features floor-to-ceiling windows and French doors that jut out to create a huge bay, which brings the outside right into the main living space. There’s also a large sitting room, an office that has been an absolute godsend during lockdown, and upstairs we’ve been able to convert one of the bedrooms into an arts-and-crafts space for my daughter and I, and we use the fourth bedroom as a guest room/games room/TV room. The flexibility is something we’ve really relished; the layout can be easily adapted and changed depending on the needs of the family.”

“Being a new-build, the house is really energy efficient so very economical to run and it’s also the warmest house I’ve ever lived in. It also has a really welcoming feel, something else I didn’t think I’d find in a modern home, and we love the feeling of connection between inside and out. When the sun is shining we can open up the French doors and extend our living space out into the garden, which is one of the largest of all the houses on our road. We’ve added nature pond out there, various pretty plants and we’ve also created a lovely seating area in the back corner, which is screened by a handful of heritage fruit trees. The garden is something we’re really going to miss. We’ve spent so much time out there that we almost view it as another ‘room’.”

“The open-plan kitchen is our favourite room in the house. I love to cook with my daughter and there’s plenty of space at the counter for her to ‘help’, and if we’re entertaining it’s nice for everyone to be in the same space without feeling on top of one another.”

“My husband is very into Smart technology so we have some really cool features throughout the house. We have Smart lighting inside and out, so we don’t have to physically flick a switch, and all of the blinds are automatic and can be programmed to open and close at specific times, even when we’re away.”

“The only reason we’ve decided to move is because we need to be closer to our places of work, but if we could pick up this house and take it with us we really wouldn’t hesitate,” says the owner, “In terms of what we’ll miss, I’d say it will be the space and how it has allowed us to enjoy quality family time without feeling on top of one another.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























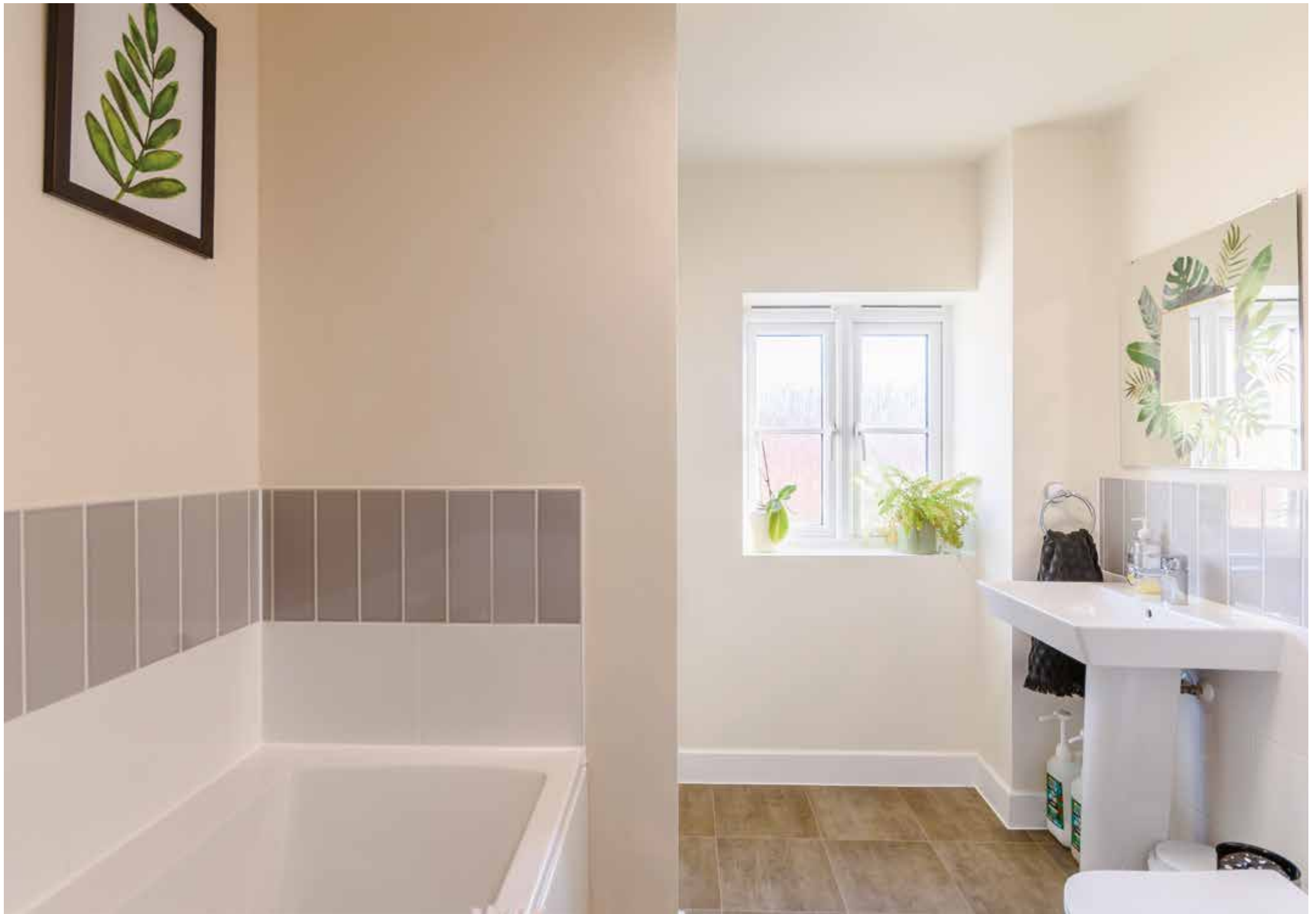












“The location of the house is absolutely fantastic. We're right on the edge of town, so in one direction we have a really good selection of shops and amenities, and in the other, literally a hop, skip and a jump away, we have direct access onto the country park – through which we can walk all the way to Sainsbury's.”

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The rear garden is mainly laid to lawn, is of a good size and enjoys a good degree of privacy whilst to the side of the house, a single garage can be found with parking for two cars.

A lovely family home which must be viewed to be appreciated.





## Location

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Brackley is situated in West Northamptonshire, around nine miles South of Banbury and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.









Services  
 Gas fired central heating  
 Mains drainage  
 Fibre broadband to the property

Tenure  
 Freehold

Local Authority  
 South Northamptonshire

Viewing Arrangements  
 Strictly via the vendors sole agents Fine & Country on  
 01295 239666

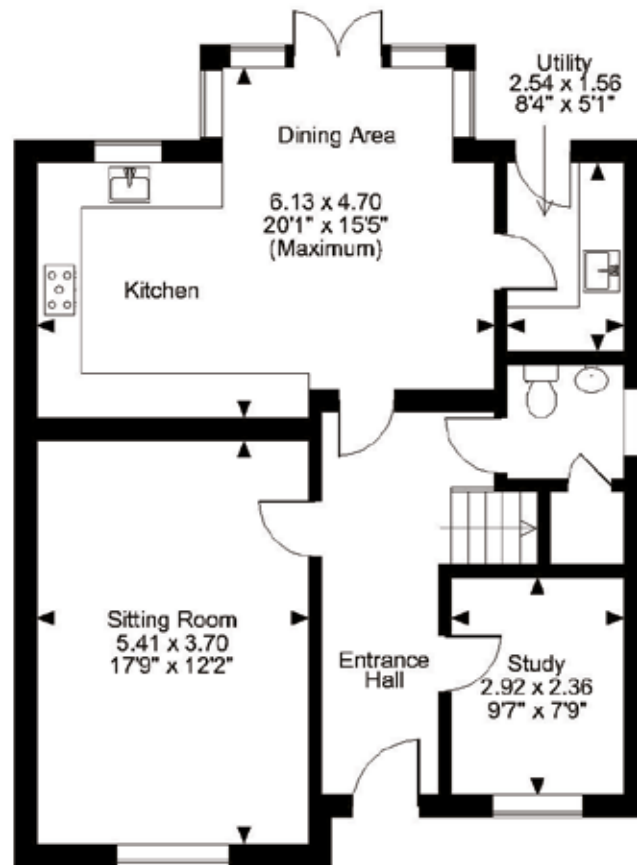
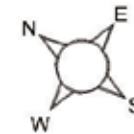


Website  
 For more information visit [www.fineandcountry.com/uk/banbury](http://www.fineandcountry.com/uk/banbury)

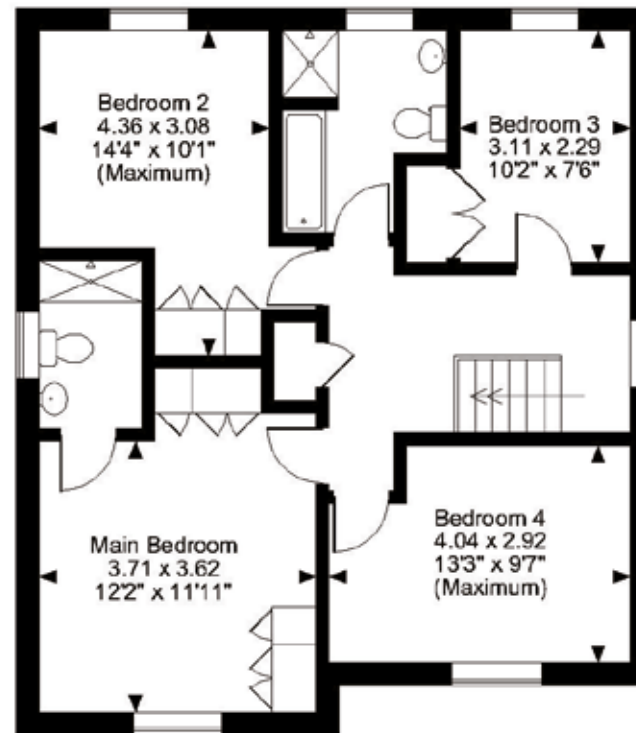
Opening Hours:  
 Monday to Friday 8.00am – 8.00pm  
 Saturday 9.00am - 5pm  
 Sunday 10am – 4pm



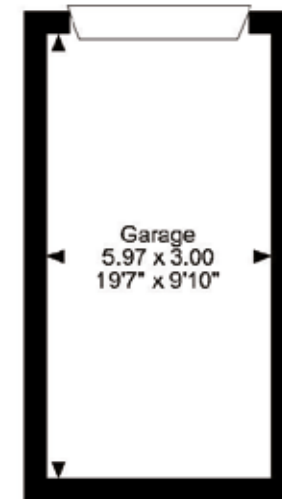
**Portia Lane, Brackley**  
**Approximate Gross Internal Area**  
**Main House = 1523 Sq Ft/141 Sq M**  
**Garage = 193 Sq Ft/18 Sq M**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



## DEAN CHERRINGTON HIGH NET WORTH MORTGAGE ADVISOR

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My name is Dean Cherrington, and I am a specialist High Net Worth Mortgage Broker with Mortgage Advice Bureau. I live in the Derbyshire National Forest in a small village called Rosliston, a country boy at heart happiest near to nature! I look after clients across the country. My job role as a High-Net-Worth Broker allows me to engage with people from all different backgrounds and situations and I pride myself on helping secure their dream property and long-term financial stability.

*High Net Worth Mortgage Specialists*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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