



Poets House
2 Fern Court | Brackley | Northamptonshire | NN13 5GN

FINE & COUNTRY

POETS HOUSE

An outstanding detached home on the edge of a sought after development which is presented to the highest of standards throughout.

Comprising entrance hall, cloakroom/WC, stunning kitchen with dining area and mezzanine above, utility room, large sitting room, study, five bedrooms, one with en-suite and family bathroom.

Also benefiting from a double garage, parking for six cars and beautiful gardens to the front and rear, this is a home that must be viewed to be appreciated.



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Ground Floor

Upon entering, the spacious hall has stairs rising to the first floor, a useful storage cupboard and access to the cloakroom/WC.

Without doubt, one of the main selling features of this wonderful home is the stunning kitchen with dining area.

The kitchen has ample work space, a central island, a breakfast bar, five ring gas hob, two ovens, a window to the rear and doors opening out to the sun terrace.

The dining area has space for a table to seat six guests and has a feature galleried mezzanine above. There are windows to the side which provide plenty of natural light and access to the utility room which has space for appliances.

The sitting room is of an excellent size and has an electric fire, a window to the front and French doors to the rear.

Completing the ground floor accommodation is the study which is ideal for anybody wanting to work from home and has access to the boiler room and a window to the front which has a lovely outlook.





Seller Insight

“Nestled in a serene cul-de-sac, this exquisite home embodies the perfect blend of Georgian elegance and contemporary comfort. For nine years, the current owners have cherished every corner of this property, transforming it into a haven where style meets functionality seamlessly.

From the moment you step through the grey brick exterior reminiscent of prestigious Georgian architecture, you're greeted by a home that exudes timeless sophistication. Inside, natural light dances through each room, highlighting the meticulous design and warm, neutral tones that define its character. The layout effortlessly connects spacious living areas with private retreats, offering a harmonious balance for both family life and entertaining.

The heart of this home is undeniably the family kitchen, a space where mornings begin with the aroma of freshly brewed coffee and evenings unfold with laughter among friends. The adjacent lounge provides a cosy sanctuary, perfect for unwinding after a busy day or hosting intimate gatherings.

Outside, the private garden bathes in sunlight throughout the day, creating a tranquil environment for relaxation or al fresco dining without the intensity of direct afternoon sun. It's been meticulously landscaped to require minimal upkeep while offering a peaceful retreat for the owners.

Reflecting on their time here, the owners reminisce fondly about family celebrations in the kitchen, memorable sunrises and sunsets viewed from the balcony, and the joy of transforming the home into a magical haven during holidays. Every update, from refreshed interiors to the carefully maintained garden, has preserved the home's modern appeal and ensured it's move-in ready for its next discerning owner.

Beyond its impeccable interiors and serene garden, the community surrounding this property adds an invaluable layer of warmth and security. Neighbours here are not just friendly but become part of a considerate and tight-knit community where greetings are exchanged, and support is readily offered.

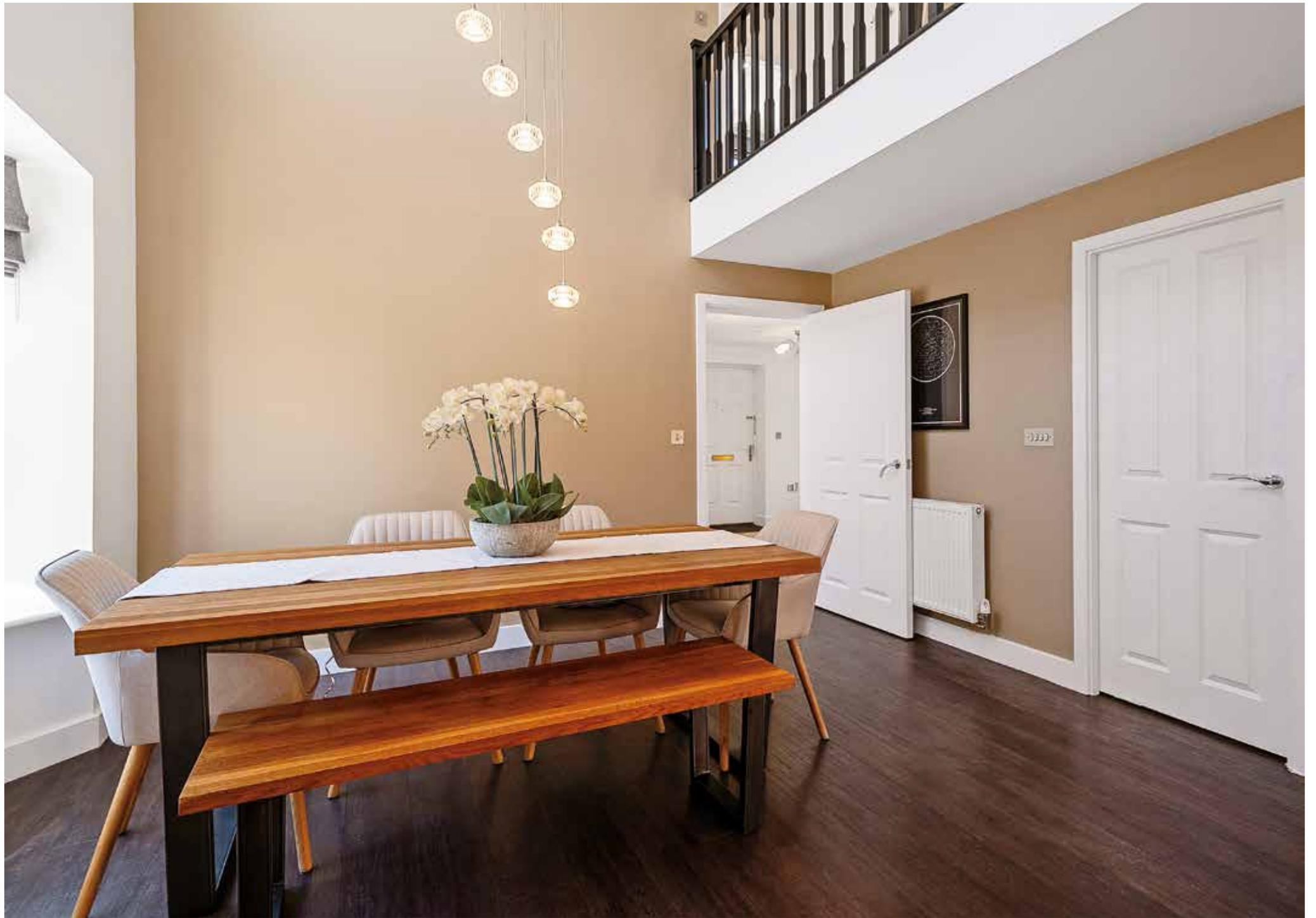
For those seeking a lifestyle that seamlessly blends elegance with practicality, this home in its peaceful cul-de-sac setting offers an unmatched opportunity. Close to excellent schools, local amenities, and with easy access to major transport links, it's a location that caters to both convenience and tranquillity.

As the current owners prepare to bid farewell, they will dearly miss the kitchen where family moments were shared, the tranquillity of their cul-de-sac, and the overall warmth and elegance that has made this house a true home. This property isn't just a residence; it's a sanctuary where cherished memories have been created and where a new chapter of luxurious living awaits its fortunate new owners.*

* 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.









First Floor

To the first floor, the landing provides stairs which rise to the second floor and has a mezzanine which overlooks the dining area.

The feature bedroom is also of an excellent size and has built in wardrobes, two windows to the front and access to the beautiful en-suite shower room.

The guest bedroom has built in wardrobes and a window to the front.

There are three further double bedrooms on this level, two with built in wardrobes, one has windows to the front of the property and one to the rear, the other bedroom is currently used as a dressing room

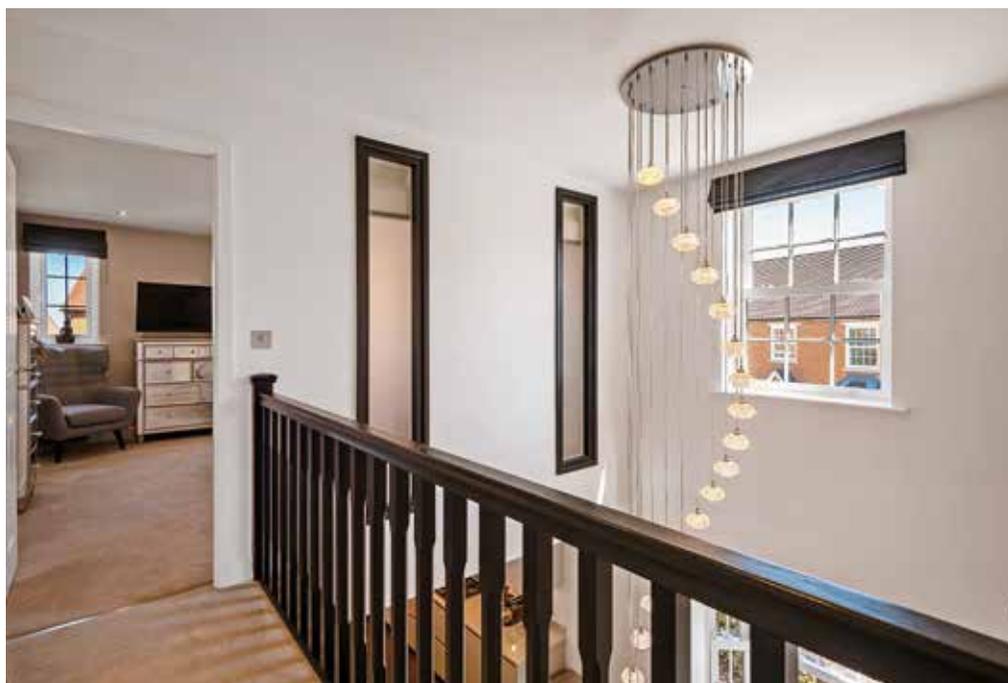
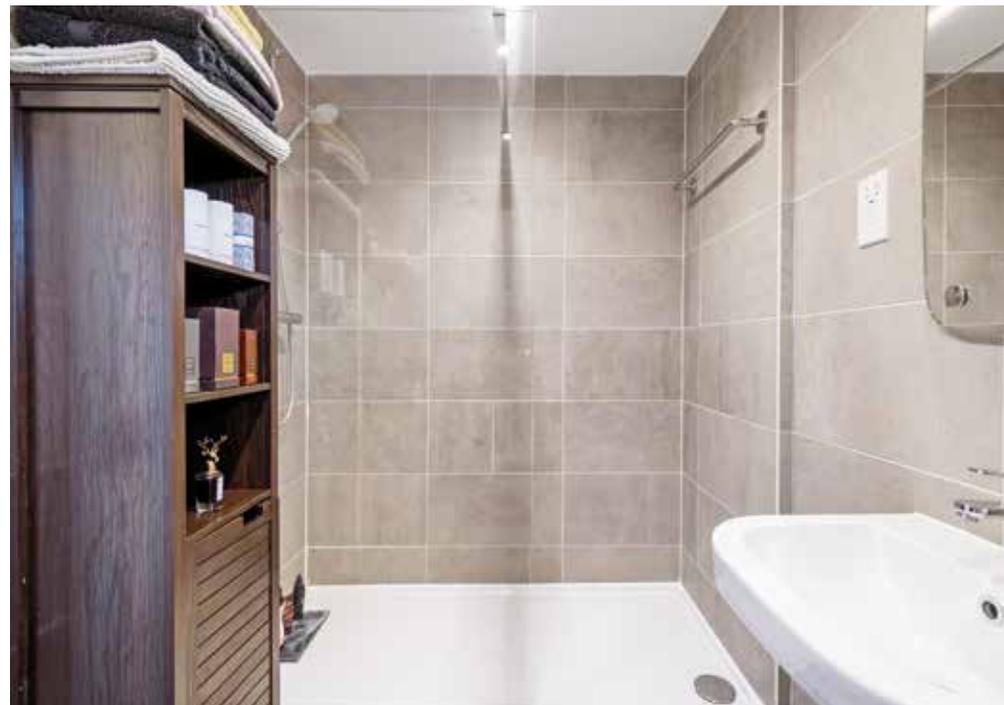
The family bathroom is also beautifully presented.

Second Floor

To the second floor, there is an excellent and large landing area which offers an excellent space to study.

The fifth double bedroom has windows to the front and rear, with access off the landing provided to a useful storage area and a shower room.

The second level is very self contained and would make for a superb teenage suite, providing a bedroom, living/study room and shower room.













Outside

The gardens at Poets House are immaculately presented with a beautiful front railed garden and an outstanding rear garden which is of a good size and benefits from a lovely sun terrace.

The property also benefits from a double garage and parking for six cars.







LOCATION

Fern Court is situated just a short drive from Brackley town centre, and is conveniently located for Brackley bypass which provides easy access to the M40 for commutes to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

EPC: B

Property construction: Standard con

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Gas central heating

Broadband: FTTH/FTTP Broadband connection available. Ultrafast broadband is available with a download speed of 1,000mbps. We advise you to check with your provider.

Mobile signal/coverage: 5G mobile signal is available in the area. We advise you to check with your provider.)

Parking: Off road parking for six cars

Local Authority: West Northamptonshire

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07736 937633

Website

For more information visit <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

Offers Over £800,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B	74.5	91.5
69-80	C		
55-68	D		
39-64	E		
21-38	F		
1-20	G		



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 2308 sq ft, 214 m²
 LOW CEILINGS & OPEN TO BELOW: 150 sq ft, 14 m²
 GARAGE: 285 sq ft, 27 m²

OVERALL TOTALS: 2743 sq ft, 255 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 12.05.2025







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



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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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