



Connells

Sidney Road
Woodford Halse Daventry

Sidney Road Woodford Halse Daventry NN11 3RR

for sale guide price
£260,000



Property Description

The property is in the centre of Woodford Halse village with convenient access to a good range of local facilities and has the added benefit of being situated adjacent to The Great Central Woodland.

The village experienced significant transformation in the 19th century with the arrival of the railway and the opening of the London and Birmingham Railway. Although the railway's importance dwindled in the 20th century, it has been revitalised as a social club, maintaining Woodford Halse's strong railway heritage as encapsulated by its Grade II Listed status.

The village is not only rich in history but also benefits from a 10-Acre woodland in the heart of the village and is surrounded by pristine countryside, offering ample outdoor activities such as walking trails and nature reserves. Nearby notable sites to visit include Fawsley Hall Hotel and Park, Canons Ashby, and Badby Woods.

Woodford Halse has a vibrant community life and a great range of facilities and amenities including a Primary School, Butchers, Florist, Chemist, several takeaways, a Community Library, and a public house - the Fleur De Leys. For those commuting to London, nearby mainline stations at Banbury and Rugby provide efficient connections. Combining a countryside setting with a good range of local amenities and services, Woodford Halse is an ideal place to settle.

Approach

The property is set slightly back from Sidney Road with a walled fore garden with a block paved path leading to the front entrance.

Ground Floor

Lounge

25' 9" x 12' 9" (7.85m x 3.89m)

The lounge is carpeted which flows through the open plan room with double glazed windows which provides views over woodland and the river Cherwell to the rear aspect and a double-glazed window to the front aspect. Features a fireplace, two radiators and stairs leading to the first floor accommodation and lower ground floor accommodation.

A part of the lounge is currently being used as a studio/study area.

Lower Ground Floor:

Kitchen / Dining Room

24' 11" x 11' 5" (7.59m x 3.48m)

The stairs from the ground-floor lead down to a bright spacious and contemporary fitted kitchen/ dining area with double glazed French doors opening to the rear garden and a single door providing pleasant views of the River Cherwell and The Great Central Woodland. Fitted kitchen with wall and floor units with worktops and a matching breakfast bar. Space for a freestanding gas cooker with extractor fan, tiled flooring, an inset ceramic sink has a chrome mixer tap and space for fridge/freezer.

First Floor:

First Floor Landing

The first-floor landing has doors which open to the family bathroom and bedrooms one and three. Stairs leading to bedroom two on the second floor.

Bedroom One

16' 4" x 12' 11" (4.98m x 3.94m)

Bedroom one is a double bedroom located to the front aspect of the property with double glazed window to the front aspect. Fitted wardrobes, carpeted floor and a radiator.

Bedroom Three

8' x 6' 6" (2.44m x 1.98m)

A single bedroom located to the rear aspect with a double-glazed window. Carpeted floor and radiator.

Family Bathroom

The family bathroom fitted with suite comprising bath with shower over, low level WC, wash hand basin with pedestal, part tiled walls, fetcher fireplace and a radiator. Double glazed window to the rear aspect.

Second Floor

Bedroom Two

12' 11" x 16' 4" (3.94m x 4.98m)

A large double bedroom with a dormer window to the front aspect. Carpeted floor and a built-in wardrobes and a radiator.

Rear Garden

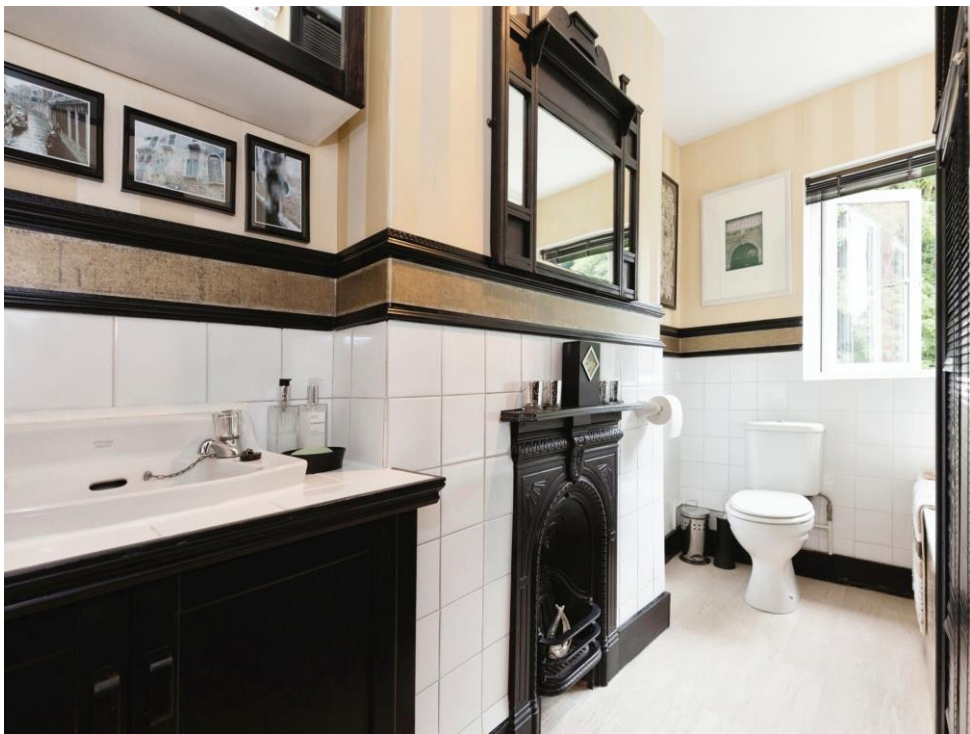
Boundaries comprise a mixture of masonry walls and timber trellis fencing. The patio area is also accessed from French doors to the large kitchen/dining area making this a wonderful space for entertaining and alfresco dining. Garden is mainly laid to lawn with mature shrubs.

Vendor Notes

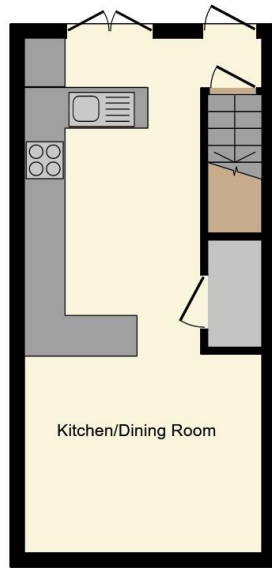
Woodford Halse, historically recorded in the Domesday Book as separate villages (Woodford, Hinton, and Farndon), is now a large Northamptonshire village, located approximately eight miles from both Banbury and Daventry.

The property is situated approximately 30min to the M40 and the M1, and 45min to M6.

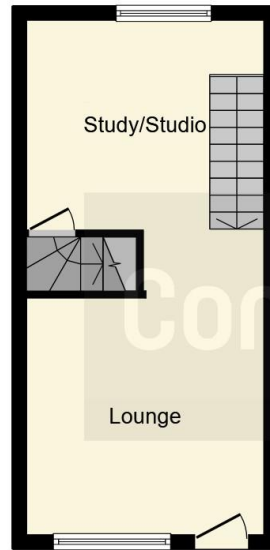




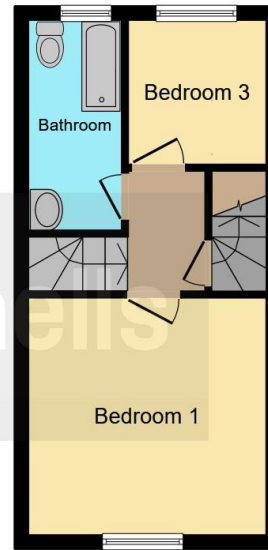




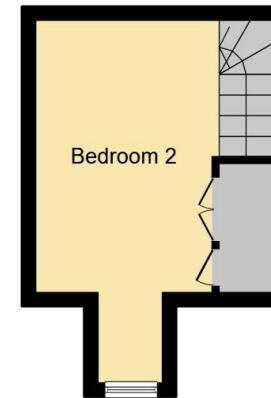
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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