



1 Top Farm Court, Woodford Halse, Northamptonshire, NN11 3TN
Offers In Excess Of £375,000 Freehold

Nestled in the popular village of Woodford Halse, is this charming Grade II listed, sandstone, two bedroom detached bungalow. The property features an enclosed and private rear garden, plentiful off road parking and a garage. The full accommodation comprises entrance hallway, lounge with log burner, opening onto the veranda and then the rear garden, kitchen/dining room opening onto the garden room, bathroom with shower and bidet and two double bedrooms. To the front are two planters for shrubs and a spacious gravel driveway. To the rear, a lawned garden with multiple entertaining areas. Viewing recommended. EPC Rating: D. Council Tax Band: E

Private Courtyard Location | Detached Bungalow | Garage | Village Location | Spacious Driveway | Enclosed & Private Garden

modern marketing · traditional values

ENTRANCE HALL

Wooden entrance door glass panels. Doors to:

WC

Radiator. Suite comprising low level WC and pedestal wash hand basin.

LOUNGE 6.88m x 3.53m (22'7 x 11'7)

Double glazed window to front elevation. Two radiators. Brick built gas log burner. Sliding doors to:

VERANDA

Wooden and glazed French doors to garden.

KITCHEN/DINING ROOM 6.22m x 4.93m (20'5 x 16'2)

Double glazed window to front elevation. Radiator. Wall and base units. Work surfaces. Composite sink and drainer. Tiling to splash back areas. Tiled floor. Gas hob and double oven with extractor fan over. Beams. Door to:

INNER HALLWAY

Doors to:

BATHROOM 2.26m x 3.91m (7'5 x 12'10)

Obscure double glazed window to side elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin, bidet, shower cubicle and bath. Tiling to splash back areas. Parquet style wooden flooring.

BEDROOM TWO 1.98m x 3.91m (6'6 x 12'10)

Double glazed window to side elevation. Radiator. Built in wardrobe.

BEDROOM ONE 3.15m x 4.93m (10'4 x 16'2)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

OUTSIDE

FRONT GARDEN

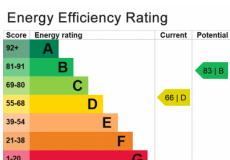
Pathway to front door. Enclosed by brick wall. Space for shrubs.

REAR GARDEN

Enclosed by wood panel fencing and brick wall. Mature shrubs. Gravel and patio.

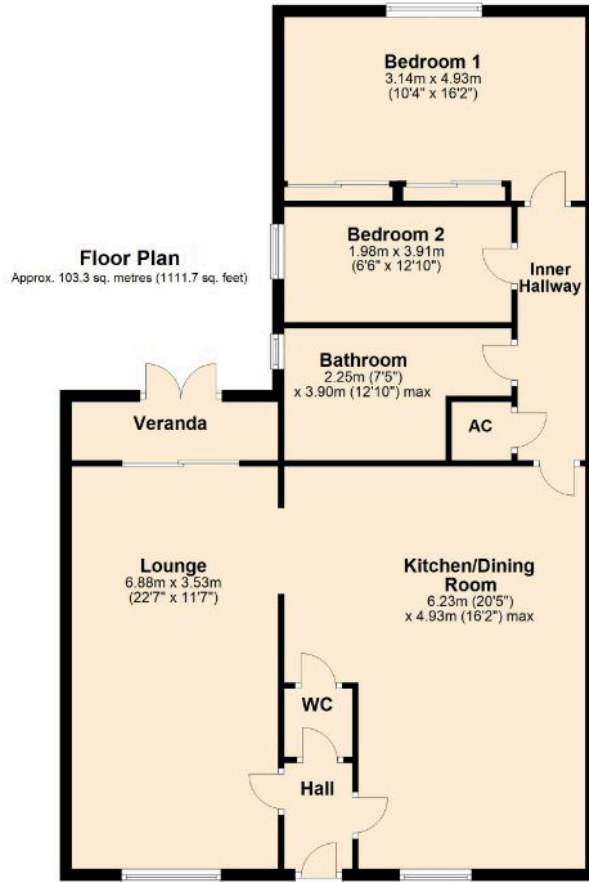
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

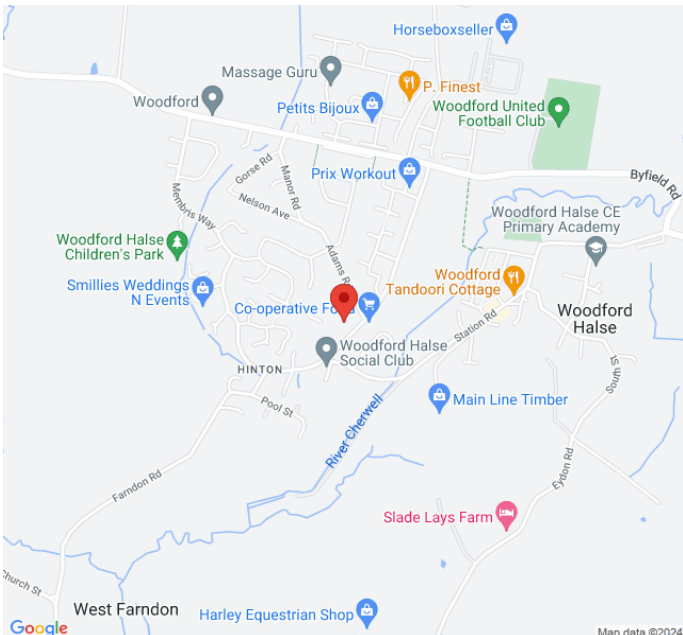


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 103.3 sq. metres (1111.7 sq. feet)



LOCAL AREA INFORMATION

Woodford Halse village is situated approximately 10 miles southwest of Daventry and 15 miles northeast of Banbury. The village is one of three in the parish of Woodford cum Membris, the others being Hinton and West Farndon which are separated from Woodford Halse by the infant River Cherwell. Within Woodford Halse itself is an abundance of local amenities including primary school, pharmacy, newsagent, small supermarket, butcher, grocer, takeaway food, post office, garage and MoT centre as well as a variety of local community groups, clubs and societies. Its position also renders it popular with commuters as it lies directly between the M1 and M40 motorways with rail services also being accessible from both Banbury and Northampton stations.

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