



**27 Scrivens Hill, Woodford Halse, Northamptonshire, NN11 3SU**  
**£299,000 Freehold**

A well presented three bedroom link detached property with garage and driveway. Located on the edge of the popular village of Woodford Halse. The comprises hall, kitchen, lounge, dining room and cloakroom/WC. To the first floor there are three bedrooms and a family bathroom. Outside there is a rear garden and to the front a shared driveway with garage. EPC Rating: TBC. Council Tax Band: C

**Three Bedroom Link Detached | Garage & Driveway | Desirable Location | Two Spacious Reception Rooms | Close to Local Amenities & Beautiful Countryside Walks | uPVC Double Glazing**

**modern marketing · traditional values**

### PORCH

uPVC entrance door with obscure double glazed panels. Radiator. Wooden glass panel door to:

### HALLWAY

Flagstone tiled flooring. Radiator. Doors to:

### WC

Obscure uPVC double glazed window to side elevation. Suite comprising low level WC and vanity wash hand basin with stainless steel taps.

### LOUNGE 5.56m x 3.33m (18'3 x 10'11)

uPVC double glazed window to front elevation. Radiator. Electric fireplace.

### KITCHEN 3.61m x 2.39m (11'10 x 7'10)

uPVC double glazed window to rear elevation. Wall and base units with wooden work surfaces over. Composite sink and drainer with stainless steel mixer tap. Double oven, gas hob and concealed extractor fan. Integrated dishwasher. Tiling to splash back areas.

### DINING ROOM 3.43m x 2.69m (11'3 x 8'10)

uPVC double glazed French doors to rear elevation. Radiator. Flagstone tiling.

### FIRST FLOOR LANDING

uPVC double glazed window. Airing cupboard.

### BEDROOM ONE 3.33m x 2.64m (10'11 x 8'8)

uPVC double glazed window to front elevation. Radiator. Wardrobe.

### BEDROOM TWO 3.58m x 2.64m (11'9 x 8'8)

uPVC double glazed to rear elevation. Radiator.

### BEDROOM THREE 2.01m x 2.49m (6'7 x 8'2)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM 2.01m x 2.49m (6'7 x 8'2)

Suite comprising low level WC, pedestal wash hand basin and single shower. Tiling to splash back areas.

### OUTSIDE

### FRONT GARDEN

Shared tarmac driveway.

### GARAGE

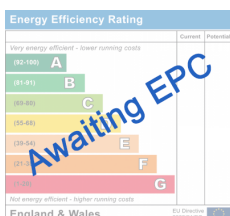
Power. Mezzanine.

### REAR GARDEN

Patio. Entertaining area. Steps to gravel path and lawn area. Greenhouse. Shed. Enclosed by fencing.

### DRAFT DETAILS

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

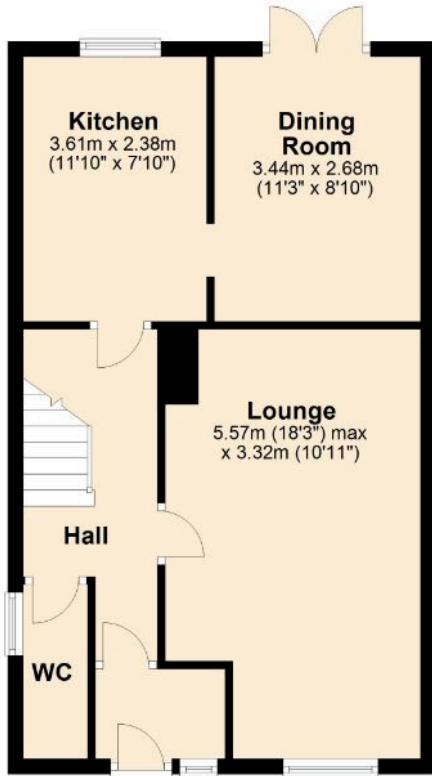


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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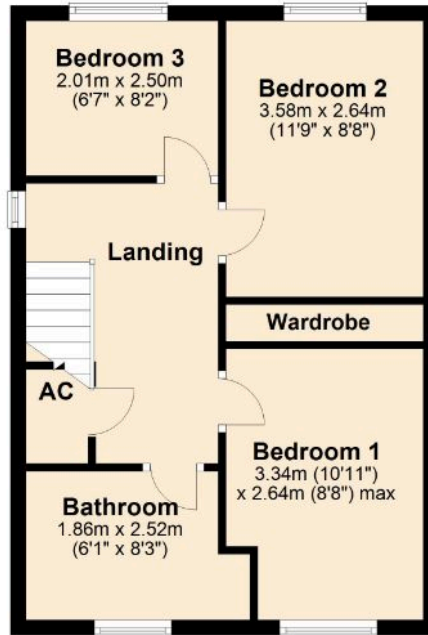
### Ground Floor

Approx. 47.5 sq. metres (510.7 sq. feet)

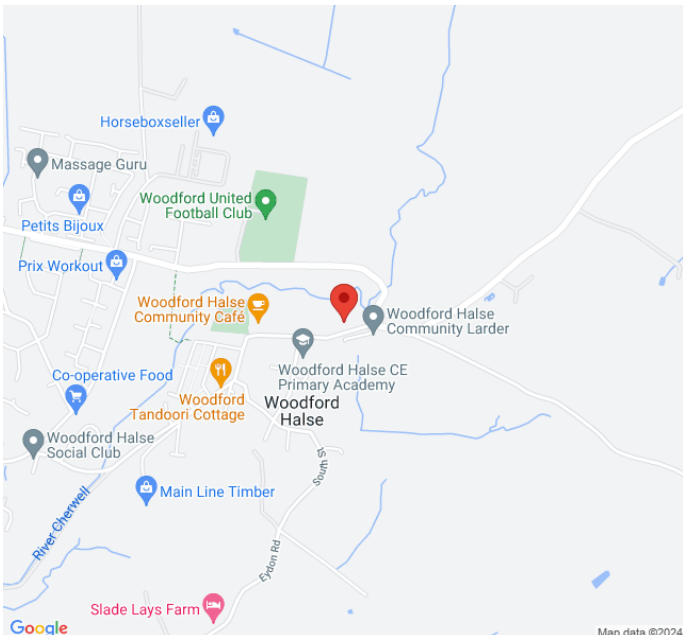


### First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 87.9 sq. metres (946.0 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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