



# SIDNEY ROAD

Woodford Halse, Northamptonshire, NN11 3RR



DAVID COSBY  
ESTATE AGENTS





# Sidney Road

Woodford Halse, Northamptonshire, NN11

Total GIA Floor Area | Approx. 116 sqm (1249 sqft)



4 Bedrooms



1 Receptions



1 Bathrooms

## Features

- Village location
- Three / Four bedrooms
- Family bathroom
- Designer Kitchen / Dining Room
- Tri-fold doors to patio
- Utility
- Cloakroom
- Views of the River Cherwell & Protected Woodland
- No onward chain
- Off-road parking to the rear

## Description

David Cosby are delighted to bring to market this well-presented, four-storey, Victorian mid-terrace home located in the heart of Woodford Halse. With pleasant rear aspect views of the River Cherwell and The Great Central Woodland, the property benefits from off-road parking and has a fantastic open-plan contemporary kitchen / dining area. Further accommodation includes four bedrooms, sitting room, utility, cloak room, and family bathroom.



The property is located 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 Property

## Entrance Hall

The main entrance door has a double-glazed top light providing natural lighting to the hallway which is fitted with timber laminate floorboards and is neutrally decorated. Slatted doors lead to the front reception room / bedroom four, and the main sitting room. Stairs with a quarter landing lead down to the lower ground floor accommodation.

## Bedroom Four / Reception Room

A good sized, neutrally decorated room located to the front right-hand side of the property with cut-pile carpet and a three-unit window overlooking the front aspect.

## Sitting Room

The sitting room has matching timber effect laminate boards which flow through from the entrance hall and a large two-unit, double glazed window which provides views over woodland and the river Cherwell to the rear aspect. The sitting room is a pleasant space to spend evenings and is neutrally decorated with a quarter winder staircase fitted with cut pile carpet which leads to the first-floor accommodation.

## Kitchen / Dining Room

The carpeted steps from the ground-floor hallway lead down to a bright spacious and contemporary fitted kitchen / dining area with tri-fold doors opening to the rear garden providing pleasant views of the River Cherwell and The Great Central Woodland. The clean-lined base and overhead units have push opening mechanisms and are finished in a stylish graphite black with white quartz worktops. A large matching central island with five burner induction hob and recessed extractor fan has been installed and provides a four-person dining area with extensive storage cupboard space beneath. Floors are finished with marble effect acrylic tiles and there is a useful understairs alcove for cloak storage with fitted rail. The inset ceramic sink has a chrome mixer tap and recessed drainage channels to the quartz work surface. Further built-in appliances include a two-door electric oven, dishwasher, and fridge.

## Utility Room

Fitted with a base unit with quartz effect work surface and stainless-steel sink with chrome mixer tap, there is space for a washing machine and tall fridge freezer. Floors are finished with matching marble effect acrylic tiles and there is a slatted door which opens to the cloakroom.



# The Property

## Cloakroom

Fitted with a ceramic wash hand basin with pedestal and chrome pillar taps, and close-coupled WC, this useful space is newly decorated and fitted with marble effect acrylic tiles which flow through from the utility. Bevelled metro, splashback tiles have been formed above the wash hand basin.

## First Floor Landing

The first-floor landing is fitted with matching cut pile carpet and has white slatted doors which open to the family bathroom and bedrooms two and three. Quarter winder steps with cut pile carpet lead to the master bedroom at second floor level.

## Bedroom Two

Bedroom two is a double bedroom located to the rear aspect of the property with pleasant views. Floors are fitted with cut pile carpet and walls are finished with two-tone emulsion.

## Bedroom Three

A single bedroom located to the front aspect of the property with matching cut pile carpet and a two-unit casement window. A newly fitted cupboard has been formed to the front right-hand side corner which houses a combination boiler.

## Family Bathroom

The family bathroom has natural lighting from a frosted casement window to the front aspect and is fitted with a newly installed, four-piece suite comprising contemporary bath with chrome mixer tap, close-coupled WC, ceramic wash hand basin with pedestal and chrome mixer tap, and shower cubicle with hinged glazed screen. Marble effect ceramic tiles have been fitted above the bath and wash hand basin, and matching full-height tiles have been formed within the shower cubicle. Floors are finished with timber effect laminate boards and heating is provided by a chrome ladder towel rail.

## Master Bedroom

A large, dual aspect double bedroom with an abundance of natural lighting from a dormer window to the front aspect and a large, two-unit dormer window to the rear aspect providing splendid views of The Great Central Woodlands and the River Cherwell. Floors are finished with cut pile carpet and walls are neutrally decorated. White timber balustrades and handrails have been formed around the stairwell with a useful built-in dresser table and large eaves cupboard. A ceiling hatch provides access to the upper roof apex.





# Grounds

## Front Aspect

The property is set slightly back from Sidney Road with a slate shingle area for bin storage and a step leads up to the front entrance.

## Rear Garden

The property benefits from vehicular access to the rear garden area which has a gravel off-road parking bay with steps leading up to a patio area. Boundaries comprise a mixture of masonry walls and timber trellis fencing. The patio area is also accessed from tri-fold doors to the large kitchen / dining area making this a wonderful space for entertaining and alfresco dining.

## Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to arrange your free property valuation and take the first step towards a successful sale.





## Location

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

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 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.

## Property Information

**Tenure:** Freehold

**Local Authority:** West Northamptonshire Council (Daventry Area)

**Services:** Water, Drainage, Gas, and Electricity

**Council Tax:** Band D    **EPC:** Rating D

### Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



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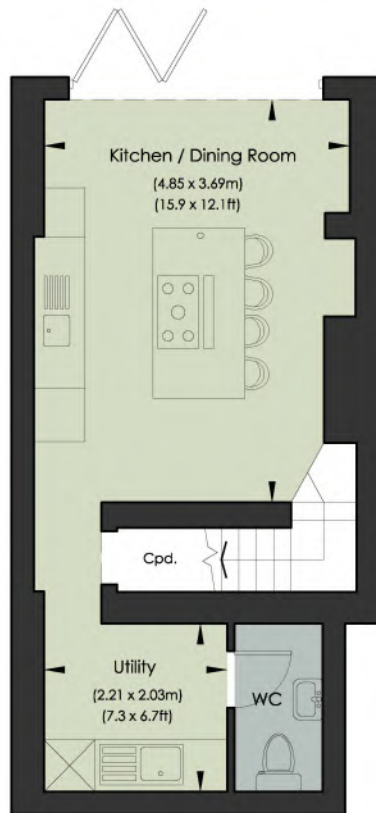
# Sidney Road, Woodford Halse, NN11 3RR

Approximate GIA (Gross Internal Floor Area) = 116 sqm (1249 sqft)

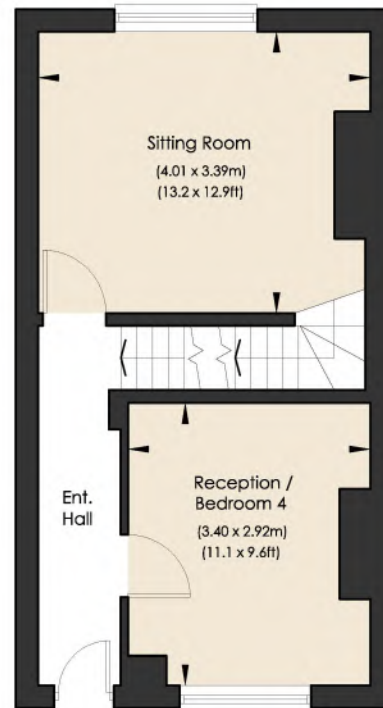


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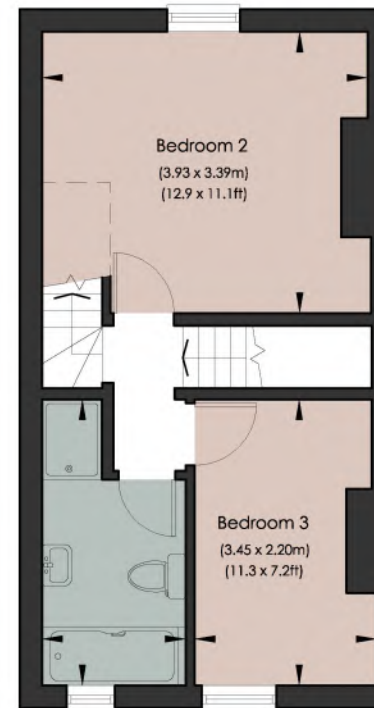
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



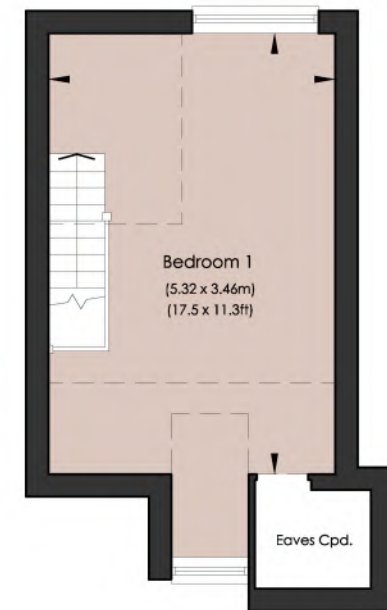
LOWER GROUND FLOOR GIA  
31 sqm (334 sqft)



GROUND FLOOR GIA  
32 sqm (344 sqft)



FIRST FLOOR GIA  
32 sqm (344 sqft)



SECOND FLOOR GIA  
21 sqm (226 sqft)





WOODFORD HALSE

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# Thinking of Selling?



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