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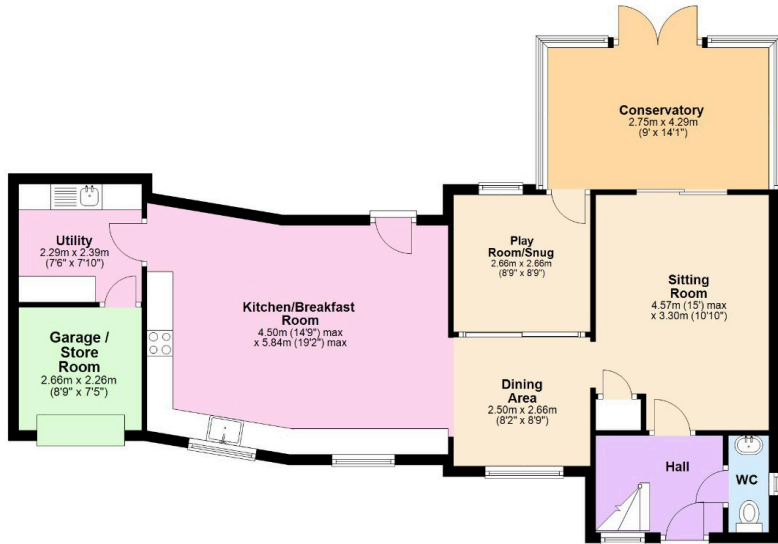
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of Woodford Halse

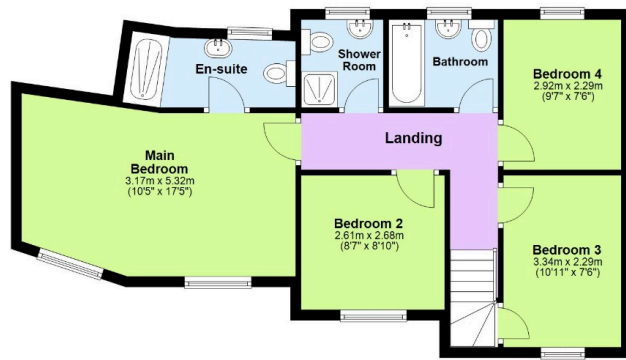


4 Bedrooms | 3 Bathrooms | 2 Reception Rooms | Garage

Ground Floor



First Floor



LOCAL PROPERTY EXPERT JEREMY TAYLOR



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My Estate Agent, Jeremy Taylor was extremely helpful and went above and beyond what one normally expects from an Estate Agent.

Not only that, he was extremely friendly and pleasant to deal with. He dealt with all the trials and tribulations of a difficult house sale.










He was reassuring when things became tricky. He felt like a friend in that moment.

NAME: Rosemary Priors Marston - 10th September 2024
ABOUT: Jeremy



29 ASH WAY

WOODFORD HALSE NN11 3SS

-  Four Bedrooms
-  Front And Rear Gardens
-  Stunning Kitchen/Breakfast/Living Room
-  Parking For Several Vehicles
-  Two Reception Rooms Plus A Conservatory
-  Family Bathroom And Separate Shower Room
-  En Suite Shower Room To Main Bedroom
-  Immaculately Presented Throughout
-  Utility Room

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Four Bedroom, Detached Property For Sale in Woodford Halse

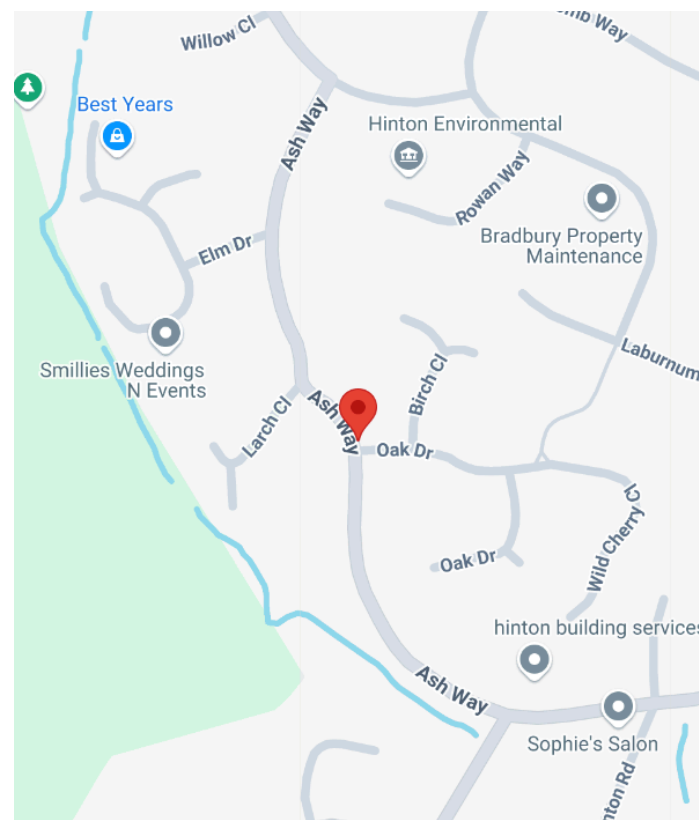
Available to purchase with NO ONWARD CHAIN, this stunning four bedroom, detached property, offers modern, spacious living in the heart of the Northamptonshire village of Woodford Halse. This imposing property sits on an enviable sized plot, with both front and back gardens and sufficient off-road parking to park three cars with comfort. Properties as special as this one are rarely available and it is likely to be in huge demand. This immaculately presented property is bright and spacious throughout, with a fabulous modern kitchen/diner/living room providing the "hub" of this lovely home. The ample ground floor accommodation also offers a welcoming entrance hallway leading to a cloakroom, a cosy sitting room, a large conservatory and a second reception room that is currently used as a playroom. This is a property that offers so much living space and great versatility and if you love to entertain, then this is clearly a fantastic property for you! The well proportioned sitting room has glazed sliding doors that open through to the conservatory, meaning that this can be a cosy room to relax in during the winter months or with the doors open, an extended space allowing the sun to stream in during the summer. The conservatory is a great size and is akin to having an additional reception room. To emphasise the point, the current owners have a dining room table and chairs on one side, in addition to soft furnishings on the other. Leading seamlessly through from the sitting room will take you to the real 'WOW' of this property in the shape of an open-plan kitchen/dining/living space – just perfect for everyday family living and when hosting friends and family. The country style fitted kitchen was newly fitted in recent years and boasts a beautiful wooden work top, a wide selection of fitted cupboards and a number of integrated appliances. With two sets of triple windows, the kitchen is bathed in natural daylight and when the colder days are with us, there is under floor heating to keep you warm. In the middle of the kitchen, there is ample room for a breakfast table and chairs and such is the space, there is also room for a large sofa to sit and relax with a cup of tea or coffee.

As with the kitchen, the dining area has a large window and enjoys a pleasant outlook over the enclosed front garden. Completing the downstairs accommodation is the second reception room, which is currently used as a playroom but could equally be utilised as a snug or a home office, depending on your particular needs. Taking the stairs to the first floor you will discover four bedrooms, a family bathroom and two shower rooms. The main bedroom is light and spacious, with plenty of room for a large double bed and other bedroom furniture. This attractive room also benefits from a modern en-suite shower room with a great-sized shower enclosure, pedestal hand basin and low level WC. The second bedroom at the front of the property is another generous-sized double bedroom that is currently used as a dressing room. Bedrooms three and four are very similar sized rooms – both large enough to house double beds- but definitely more comfortable as generous single rooms. If you have children, you don't need to worry about them fighting over the bathroom as there is the family bathroom in addition to a second shower room. Whilst the inside of this property is outstanding, the outside has plenty to offer too. The front garden is predominantly laid to lawn and sits behind a mature hedge to provide a good degree of privacy. The rear garden is deceptively large and has been designed to provide a play area for the children in addition to offering a fabulous decking area with lots of room for comfortable seating. The patio area wraps its way around the conservatory, and it is easy to envisage enjoying a B-B-Q here in the summer months. To the left of the property is the driveway that leads to the single garage. The rear portion of the garage has been converted to the aforementioned utility room but there remains a significant amount of space for storage and there is light and power fitted. The driveway leading to the garage provides one parking area and to the right of this, there is an additional driveway with sufficient room to park two more vehicles with ease; if you should ever need more, then there is plenty of room for on road parking within close proximity to the house.



Location

Whilst I hope the above gives you a good indication of the quality and potential of this wonderful property, I should also tell you a little bit about Woodford Halse. Woodford Halse is a delightful village located equidistant between the market towns of Banbury and Daventry and both have good shopping facilities and other amenities. The village is served by an hourly bus service to both towns. This rural village has a popular reception and junior school and there is a wide selection of comprehensive and Independent secondary schools within very close proximity. Woodford Halse has a number of shops including a butcher, a pharmacy, a shoe shop, a beauty salon, a hairdresser and a large Co-op supermarket. In addition to the shops, you will also discover on the High Street, a Fish & Chip shop, an Indian Restaurant and a Chinese Takeaway, whilst on South Street lies the Fleur De Lys pub. When you are in need of a little fresh air and exercise, just a few minutes' walk from Ash Way you will find both a large sports field and a pocket park. When you do need to travel further afield, Junction 11 of the M40 or Junction 16 of the M1 are both just a few minutes' drive away. There is also a mainline train service from Banbury that will take you to London Marylebone within the hour.



Council Tax: Band C EPC: Rating TBC

“Number 29 Ash Way has been extended, improved and lovingly cared for by the current owners and is ready to move straight in for the people lucky enough to buy it.”