



Home Farm House  
Woodend, Near Towcester, West Northamptonshire

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# A lovely listed stone-built village house and barns with a **south-facing garden** in a sought-after village.

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## Summary of accommodation

### Ground Floor

**Ground Floor:** Hall | Cloakroom | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Cellar

**First Floor:** Landing | Three bedrooms, including principal bedroom with ensuite shower room. Family bathroom

**Second Floor:** double Bedroom 4 with study/sitting room.

Range of stone barns, one housing the boiler and gardener's WC | The double height building at the south end of the range previously had planning consent to convert of residential accommodation | Potting shed | Lovely south-facing gardens | Orchard

In all about 1 acre

### Distances

Towcester 6 miles, Banbury 14 miles (InterCity trains to London Marylebone from 55 mins), Northampton 14 miles  
Milton Keynes 18 miles (InterCity trains to London Euston from 35 minutes). M1 (J15A) 11 miles. M40 (J11) 14 miles  
(All distances and times are approximate)



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## Location

Woodend is an attractive west Northamptonshire village, close to the villages of Bradden and Blakesley, which has a village shop and post office, parish church, public house primary school and village hall. The property is very well placed for the market towns of Brackley and Towcester for banks, supermarkets and day-to-day shopping, with more extensive shopping and recreational activities in Northampton, Milton Keynes and Banbury.

Horsereading at Warwick and Stratford-upon-Avon, motor racing at Silverstone, theatres at Northampton and Milton Keynes and golf courses at Farthingstone, Whittlebury and Stowe.

The area has a wide range of state and private schools to suit most requirements, including Winchester House and Beachborough preparatory schools, Stowe, Bloxham and Tudor Hall Public schools.

## The property

Home Farm House is a 17th-century stone former farmhouse understood to date from 1732, situated in the centre of the village in the Conservation Area. The property is Grade II listed and has lovely traditional period architectural features, including exposed beams, an inglenook fireplace, flagstone flooring and window seats. Extensive renovation works were undertaken by the present owners, including re-roofing, replacing a number of the windows, a new kitchen and bathrooms, and a boiler.

The accommodation extends to about 2,885 square feet, with three handsome reception rooms, a drawing room, an inglenook fireplace with a wood burner, a door to the garden, and access to the wine cellar. This room leads to the sitting room, again with an attractive fireplace and wood burner. The kitchen/breakfast room has an extensive range of kitchen units, electric AGA, a door to the garden, a fireplace with a wood burner and integrated appliances. Off the hall is the guest WC and the dining room, with windows to the east and west and a concealed utility closet with plumbing for a washing machine and dryer.





There are two traditional staircases to the first-floor landing. The principal bedroom has windows to the south and east, an extensive range of fitted wardrobes, and an en suite shower room. Two further south-facing bedrooms with cupboards and a family bathroom with bath, twin basins and separate shower. To the second floor is a large space with exposed roof timbers and trusses, with a bedroom to one end and a study/teenage sitting room at the other end.

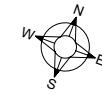




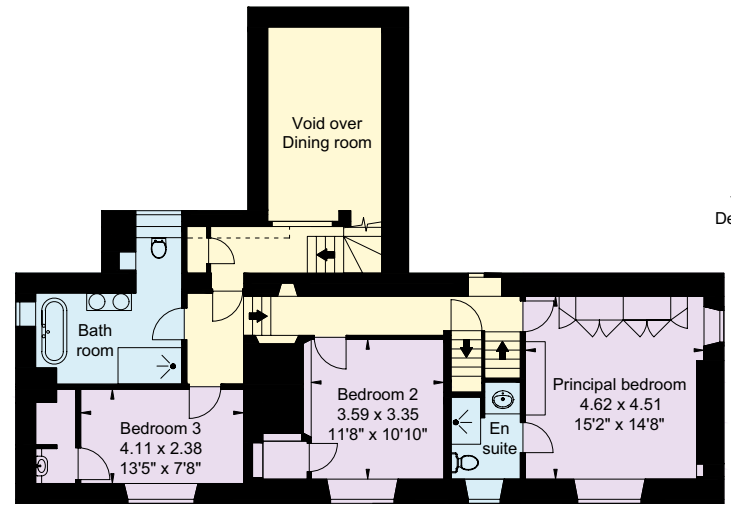
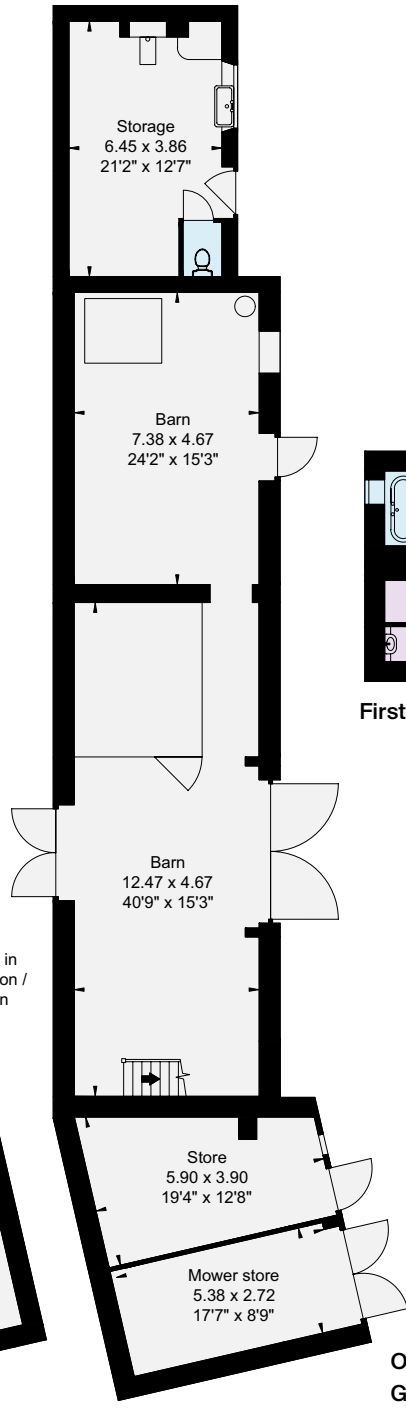
Approximate Gross Internal Floor Area  
 House: 268 sq m (2,885 sq ft)  
 Outbuildings: 214 sq m (2,305 sq ft)  
 Total: 482 sq m (5,190 sq ft)  
 inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

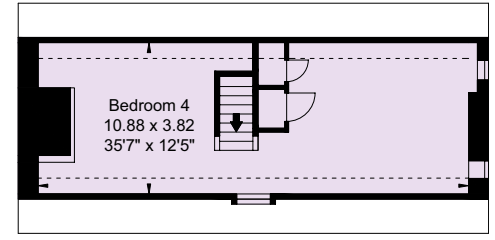
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



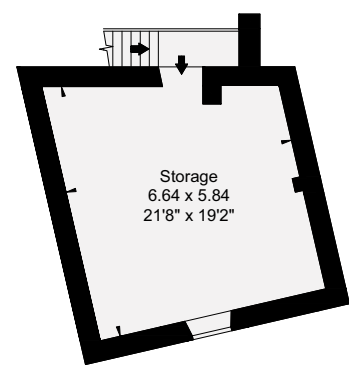
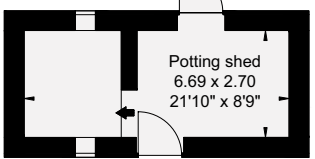
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 Denotes restricted head height



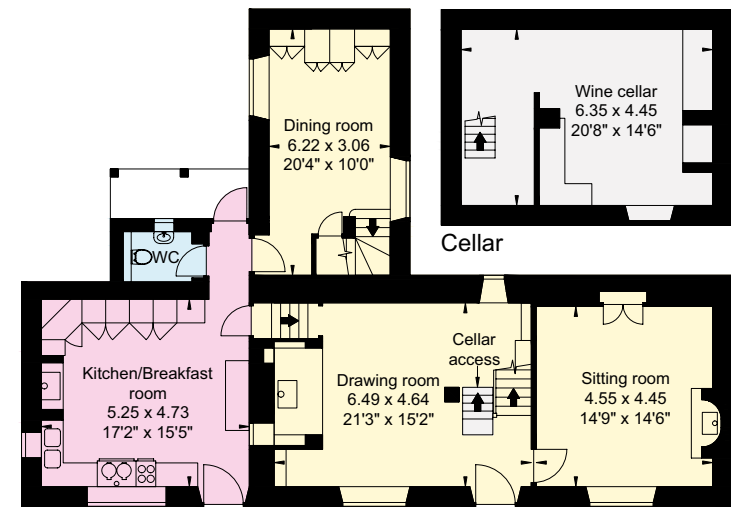
First Floor



Second Floor



Outbuildings  
 First Floor



Ground Floor

Outbuildings  
 Ground Floor





## Outside

The house is beautifully placed and screened from the village street by the extensive range of stone-built barns suitable for a variety of possible uses with power and lighting. The outbuildings extend to over 2,300 square feet. At the south end, the two-storey barn has lapsed planning permission for conversion to a separate dwelling, which is ideal for an extended family, guests or an income stream. The barn houses the oil tank and has cobbled flooring.

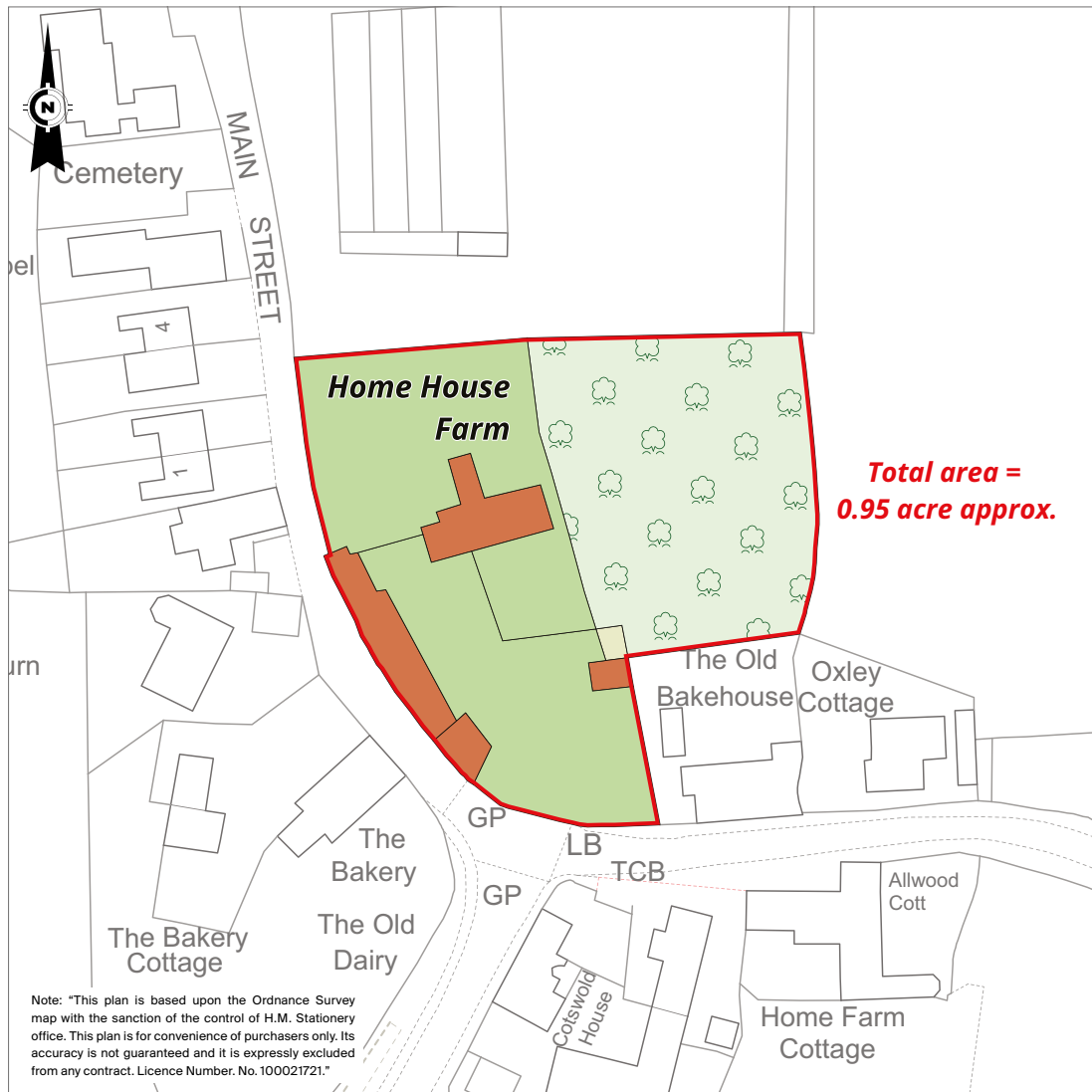
The gardens are lovely and mature with a flagstone terrace by the house, lawns, bulbs, borders, trees and shrubs, a vegetable garden and stone-built potting shed, yew and beech hedging and a summerhouse.

There is a secondary access to the garden. A box hedge separates the garden from the orchard with a summer house. Fruit trees include apple, pear, walnut, mulberry and hazel.

The access is at the front of the house, with private parking.







## Services

Mains electricity, water and drainage are connected to the property. Oil-fired central heating. Telephone and broadband. Security system

## Directions (NN12 8RX)

From the M40 (J11) at Banbury, take the A422 and at the end of the dual carriageway, at the roundabout take the first exit on to the B4525. After about 3 miles turn left signed Thorpe Mandeville and Culworth. After a further 3 miles turn right signed Weedon Lois and Wappenham. Proceed through Weston and turn left just before the green onto Plumpton Road, Follow the road for 2.5 miles into Woodend and the property will be found on the right just past the right hand turn.

What3words: ///lawns.improre.flushes

## Note

Overage will apply in favour of Jesus College, Oxford for separate dwellings or conversions on the property. The overage for the lapsed planning permission has already been discharged

## Viewing

By prior appointment only with the agents.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 18 April 2024  
Our reference: STR012385217

## Home Farm House, Main Street, Woodend, Towcester, NN12 8RX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



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