



26 Scrivens Hill, Woodford Halse, Northamptonshire, NN11 3SU

HOWKINS &
HARRISON

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Guide Price: £275,000

A superbly presented, much improved and extended semi detached family home situated in a non-estate location close the edge of the village and backing onto a paddock. The present owners have recently refitted the kitchen breakfast room to include integrated appliances and granite work surfaces. In addition is a ground floor cloakroom, sitting room and single storey extension with spacious dining room. Upstairs are three bedrooms and family bathroom with shower bath. Outside is off road parking for two vehicles together with a single garage. There is a small front garden and the lovely rear garden features a spacious patio area, lawn and decking.

Features

- Superbly presented extended semi detached family home
- Two spacious reception rooms
- Refitted kitchen with granite work surfaces and integrated appliances
- Parking for two cars and single garage
- Three bedrooms, family bathroom
- UPVC double glazing, gas radiator heating
- Private rear garden backing onto paddock
- Close to local amenities and beautiful country walks
- Energy Rating – C



Location

This property is situated in the village of Woodford Halse which is approximately eight miles from both Banbury and Daventry. There are more than the usual amenities in the village including primary school, range of shops, traditional butcher, florist, chemist, Co Op, library, restaurant and public house. The village is surrounded by unspoilt rolling countryside where there are a number of points of interest including Fawsley Hall Hotel and Park, National Trust Canons Ashby adjoining the beauty spot of Badby Woods and the beautiful Boddington reservoir.



Ground Floor

A part glazed door leads into the hall, stairs rise to first floor and there is a cloakroom with WC and wash basin. The sitting room features two double glazed windows to the front elevation and there are double doors into a light and airy dining room. This room has dual aspect windows and double glazed doors to the rear garden. A further door leads to the superb, refitted kitchen breakfast room. This has a range of contemporary styled cabinets and granite work surfaces with underslung sink with mixer taps. There is an integrated double oven, four ring gas hob under a chrome extractor and dishwasher. The kitchen also has a window and door leading to the rear garden.

First Floor

The landing has a window to the front and storage cupboard. The first and second bedrooms have double glazed windows overlooking the garden and the third bedroom to the front.

The bathroom is fitted in a suite comprising WC wash basin and panelled shower bath with fitted shower and glass screen. There is tiling to splash areas and window to the front.

Outside

To the front shared driveway leads to two parking spaces, one of which standing in front of the single garage with up and over door and power and lighting connected.

Steps lead to a gate to the front garden, which is gravelled with two planted raised centre pieces. A shared walkway to one side leads to the back gate. The rear garden features a full width sunken patio ideal for dining outside or entertaining. Steps lead up to the remainder of the garden, largely laid to lawn with planted borders. There is a further area of decking at the bottom of the garden together with hardstanding for a timber shed and ornamental pond. The garden backs onto paddock land.

Viewing

Strictly by prior appointment via the selling agents. Contact 01327 316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council

Angel Street

Northampton

Tel:0300126700

Council Tax Band – C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	85 a
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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