



Paddocks View, Eydon Road, Woodford Halse, Northamptonshire, NN11 3RG

HOWKINS &
HARRISON

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Woodford Halse,
Northamptonshire, NN11 3RG

Guide Price: £700,000

A rarely available refurbished detached equestrian property situated on the edge of the village and benefiting from paddock land and gardens approaching 4.752 acres. The superbly presented accommodation benefits from large open plan reception area ideal for entertaining. There is a refitted kitchen/breakfast room with Rayburn range cooker and also a spacious dining/family area with bi-fold doors out onto the sun terrace. The master bedroom has an en-suite wet room and there are two further ground floor bedrooms and additional bathroom. On the first floor is a further area currently used as a bedroom. Outside the property is situated at the end of a long private driveway which passes through the paddock land. There is a large parking area and attractive and private landscaped gardens.

Features

- Well presented detached bungalow
- Open plan reception room
- Refitted kitchen and dining room
- Master bedroom with en-suite wet room
- Two further ground floor bedrooms
- Additional first floor room
- Photovoltaic panels
- 4.742 Acres of garden and paddock land
- Energy rating - B



Location

This property is situated in the village of Woodford Halse which is approximately eight miles from both Banbury and the market town of Daventry. Both towns provide a range of everyday facilities and amenities together with access to J11 of the M40 with the M1 being approximately 12 miles to the North at J16.

There are main line railway stations at both Banbury (London 50 mins) and Rugby (London 57 mins) 16 miles distance.

There are more than the usual amenities in the village including primary school, range of shops, traditional butcher, florist, chemist, 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.

There is a wide range of both independent and state schools in the area including Bloxham, Warwick, Rugby and Stowe.



Ground Floor

There is a porch with doors leading to useful utility and into the large open plan reception area with ample space for entertaining. This area features a contemporary free standing log burner on a tiled hearth, a sitting area with windows to two elevations and study area. Stairs rise to the first floor.

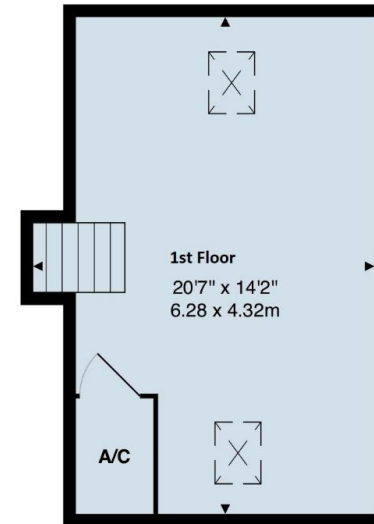
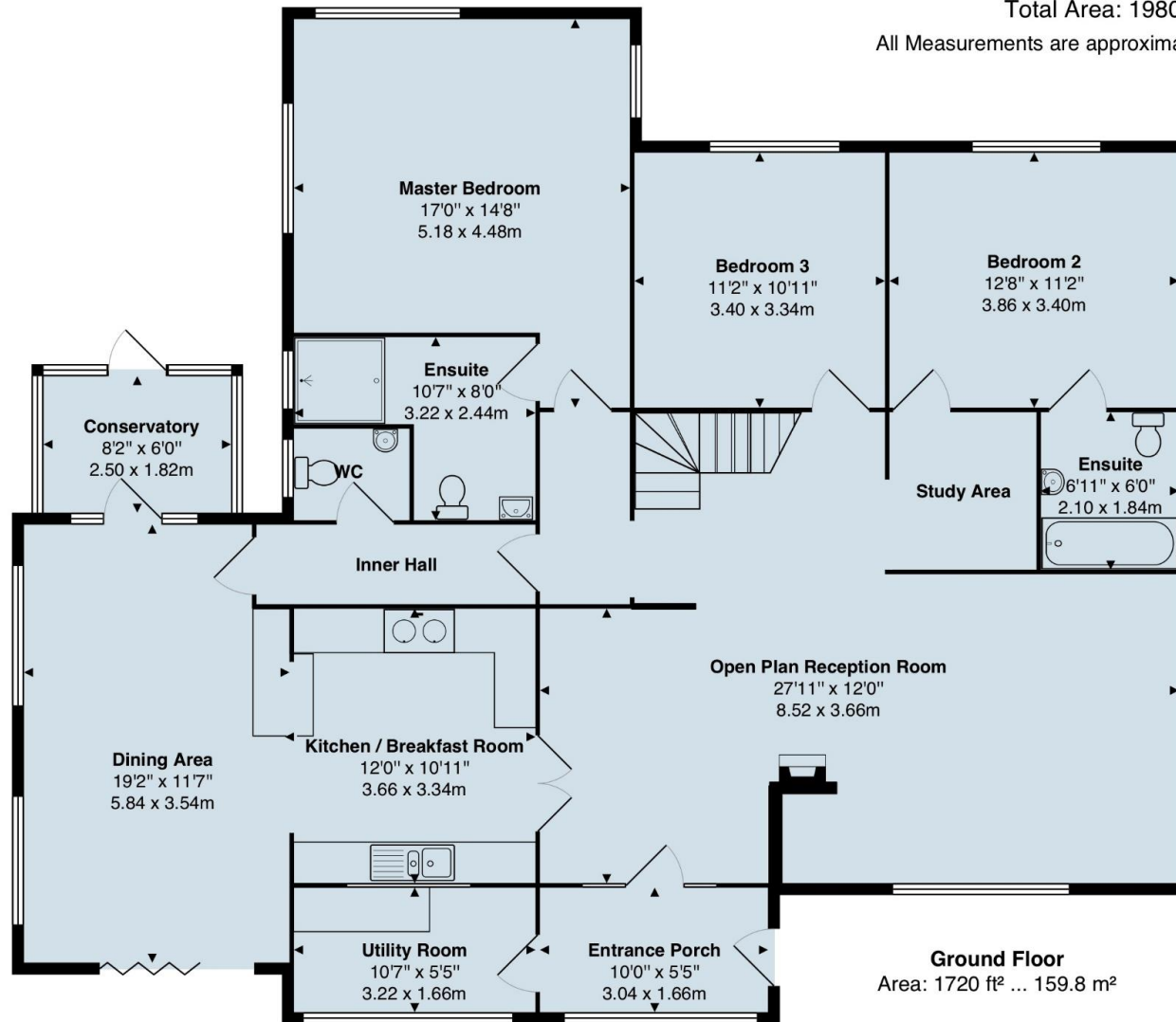
Doors lead to an inner corridor and into the refitted kitchen/breakfast. Fitted in a range of modern floor and wall mounted cabinets, the kitchen features a Rayburn Range and there are hard wood spacious dining/family room with ample space for both dining and seating. There are two large windows to the side and bi-fold doors leading out onto the sun terrace.

First Floor

The master bedroom has windows on three sides and features a superb en-suite wet room with slate tiling, WC, washbasin with cupboards under and shower. There are two further double bedrooms, one of which has en-suite bathroom.

On the first floor is a further area currently used as a bedroom. Stairs rise directly into this room; there are two Velux windows and eaves storage.

Total Area: 1980 ft² ... 183.9 m²
All Measurements are approximate and for display purposes only



1st Floor
Area: 260 ft² ... 24.2 m²



Ground Floor
Area: 1720 ft² ... 159.8 m²



Outside

A long private driveway bisects the paddock land and culminates in a large parking and turning area. The principle area of garden lies on the western side of the property and features a sun terrace.

The private gardens have well planted borders and lawn. There is a screened vegetable and fruit area with raised beds and hard standing for shed.

On the eastern side is a further area of hard standing and access to a timber store/tractor shed and holding pen for the larger of the paddocks. The paddock land extends in total to 3.928 acres, each paddock is enclosed by post and rail fencing. In the larger of the two paddocks is twin timber field shelter and each of the paddocks has water supply.



Overage Clause

The site is sold subject to overage clauses in favour of two previous owners for a total of 50% of any increase in value due to any residential or commercial development on any part of the property for a period up to October 2040.

Rights of Way-

There is a public footpath which runs the length of the larger paddock and parallel to the drive.





Viewing

Strictly by prior appointment via the selling agent Howkins & Harrison. Contact 01327 316880

Fixtures and Fittings

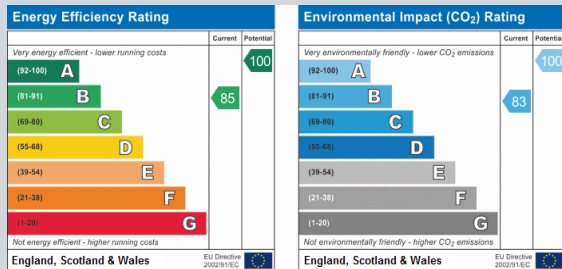
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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
Tel:0300-126700
Council Tax Band- E



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