



4 Ploughman Drive, Woodford Halse, Northamptonshire, NN11 3UJ

HOWKINS &
HARRISON

4 Ploughman Drive,
Woodford Halse,
Northamptonshire, NN11 3UJ

Guide Price: £415,000

Offered for sale with no onward chain, this immaculate four bedroom detached family home is located on the popular Woodford Meadows development in the desirable village of Woodford Halse, with walking distance to local school, shops and amenities. The property benefits from two reception rooms together with a spacious fitted kitchen/dining room. On the first floor the light and airy master bedroom has an en-suite and there are three further double bedrooms and family bathroom. Outside there is an enclosed rear garden, off road parking and the garage has been converted to provide a garden office and store space.

Features

- Four bedroom detached family home
- No onward chain
- Open plan kitchen/diner
- Two reception rooms
- Master bedroom with en-suite and fitted wardrobes
- Three further bedrooms
- Solar panels
- Garage converted to form a garden office and



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

A spacious entrance hall provides access to all ground floor rooms and stairs to first floor. The dual aspect lounge is located to the front of the property and offers a light and spacious family room. To the rear of the property is an open plan kitchen/dining room offering a comprehensive range of modern base and wall units to include integrated oven and gas hob with space for a freestanding fridge/freezer, dishwasher and washing machine. French doors in the dining area provide access to the rear garden. There is also a downstairs cloakroom and separate dining room that also lends itself to a study or playroom.

First Floor

To the first floor the main bedroom is situated to the rear of the property and is a generous size with dual aspect windows and ensuite shower room. There are three further double bedrooms and a family bathroom which comprise of a contemporary white suite with a shower over the bath.

Ploughman Drive, Woodford Halse, Daventry, NN11

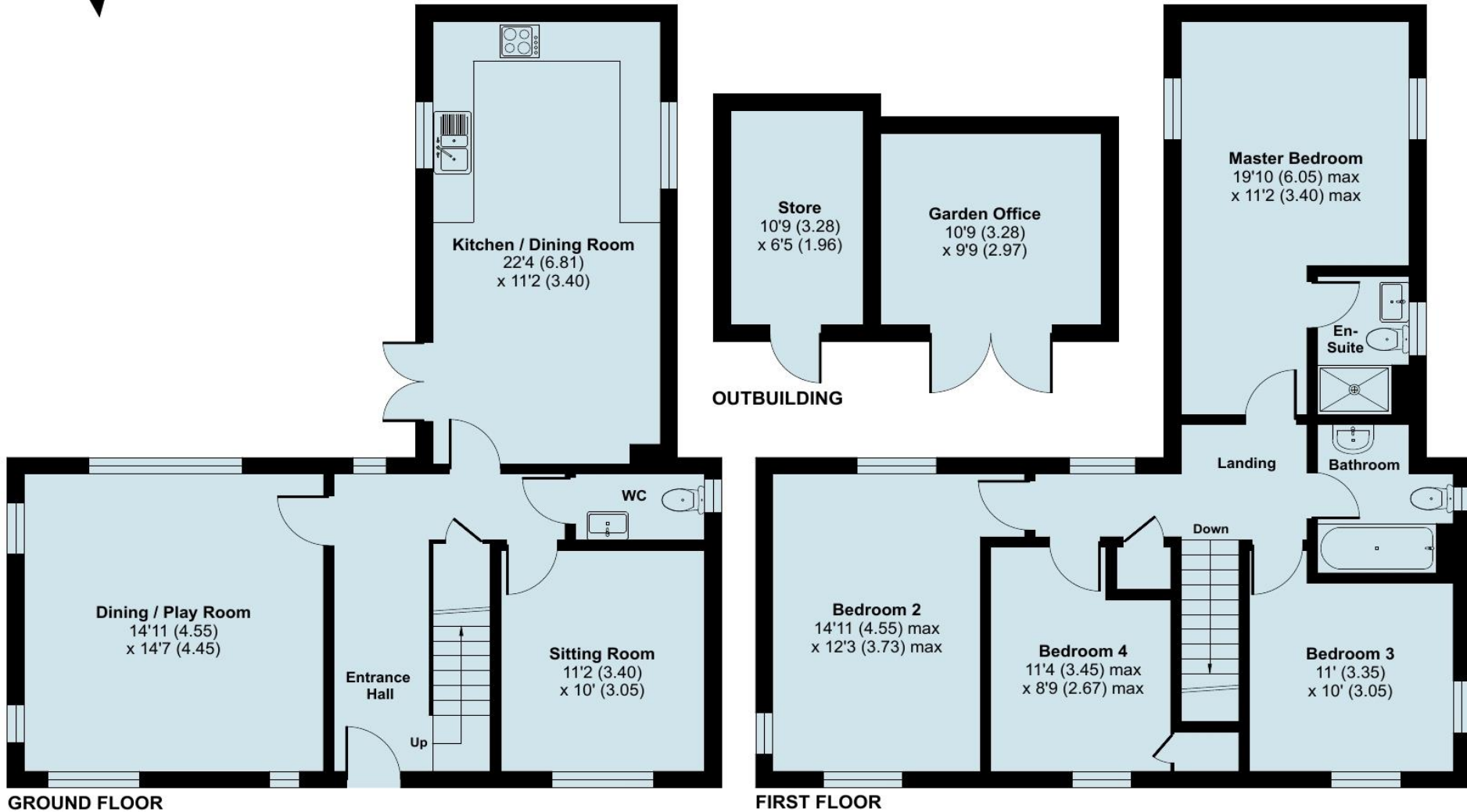


Approximate Area = 1510 sq ft / 140.2 sq m

Outbuilding = 175 sq ft / 16.2 sq m

Total = 1685 sq ft / 156.4 sq m

For identification only - Not to scale



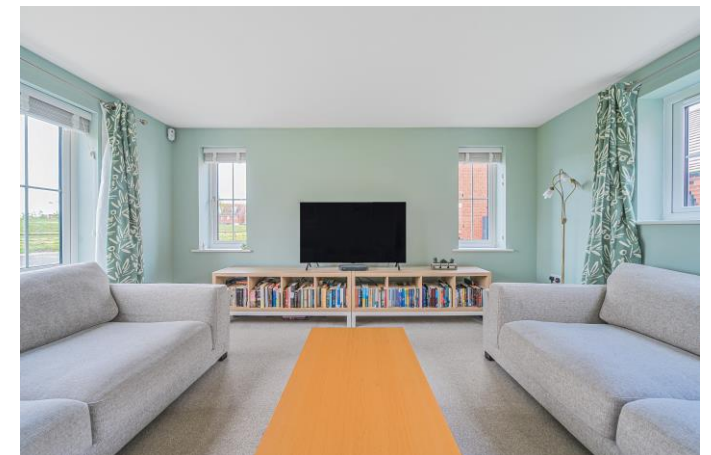
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Howkins & Harrison. REF: 1120039



Outside

The low maintenance rear garden with a lawn and patio area offering a great space for alfresco dining. The garage has been partially converted offering a garden office accessed via French doors and has flooring, power and recessed lighting. The front of the garage offers storage space and would also make a useful gym or workshop. The driveway provides off road parking for two cars.

Offered for sale with no onward chain, this immaculate four bedroom detached family home is located on the popular Woodford Meadows development in the desirable village of Woodford Halse.





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
Tel:Tel:0300-126700

Council Tax Band- E

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 92 |
| (81-91) | B | 84 |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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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.

