



**Virginia Cottage, 2 South Street, Woodford Halse,
Northamptonshire, NN11 3RF**

**HOWKINS &
HARRISON**

Virginia Cottage, 2 South Street, Woodford Halse, Northamptonshire, NN11 3RF

Guide Price: £610,000

A beautiful and substantial period home built in 1872 and retaining many of the original features, offering practical, spacious and versatile accommodation over two floors and benefiting from large, south facing landscaped gardens. Built of stone and brick under a slate roof, the well-appointed accommodation extends just shy of 2000 sq ft and provides for a comfortable family home situated in a popular village location.

Features

- Well presented family home
- Nearly 2000sq.ft. of accommodation
- Good head height
- Village location close to amenities
- Four double bedrooms
- Family bathroom & en-suite
- South facing gardens with private vegetable garden
- Large kitchen/diner & separate utility
- Two reception rooms & conservatory
- Off road parking
- Energy Rating- D



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, community café, post office, butcher, chemist, library, take aways, 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, Badby Woods, and Helidon Lakes Golf Course. There is a wide range of both independent and state schools in the area including Bloxham, Warwick, Rugby and Stowe.



Ground Floor

The entrance hall with stairs rising to the first floor accommodation steps into the two reception rooms, the family sitting room with an impressive stone-built fireplace with inset wood-burning stove and access to the conservatory through French doors, and the second reception room with feature open fireplace, under stairs storage, benefitting front and rear aspect. The extensive 23ft kitchen/diner includes a fabulous picture window to the rear outlook onto the gardens and pond, shaker style base level and wall mounted units and matching central island, with granite work surfaces, a range cooker, 1.5 stainless steel sink and space for a dishwasher and under-counter fridge and freezer. Doors lead to both the conservatory with stone flooring and garden. On the ground floor there is also a cloakroom with WC and wash basin as well as housing the gas fired boiler and adjacent utility room with additional work surface, space for appliances and door leading to the external side pathway. There are many in keeping features throughout the ground floor such as beamed ceilings, oak and tiled flooring, sash windows and exposed brickwork, and offering an updated charm to this period cottage.

First Floor

The dual aspect master bedroom enjoys wonderful views of the garden from the Juliette balcony, has bespoke built in storage, and a large en-suite bathroom. There are three further double bedrooms, built-in wardrobe/desk space to bedroom two, exposed beams on a double height ceiling in bedroom four, as well as a tiled family shower room with WC and wash basin.





Outside

The large south facing rear garden benefits from a spacious paved patio seating area, spilling out from the conservatory allowing for a suitable entertaining space. With a raised brick-built pond and steps leading to the lawned garden bordered with thoughtfully planted mature fruit trees, shrubs, wildflower beds and trees. Gated access leads to the side pathway.

The garden offers a variety of useable space to currently include: paved patio seating area under wooden pergola, fenced chicken run, sheds, children's play area and large working shed with water supply, enclosed by brick walls and fencing.

Hidden away is a secluded vegetable garden with beds and greenhouse.

The front of the property is mainly laid to lawn with a stone path, and off road parking for two to three vehicles.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 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.

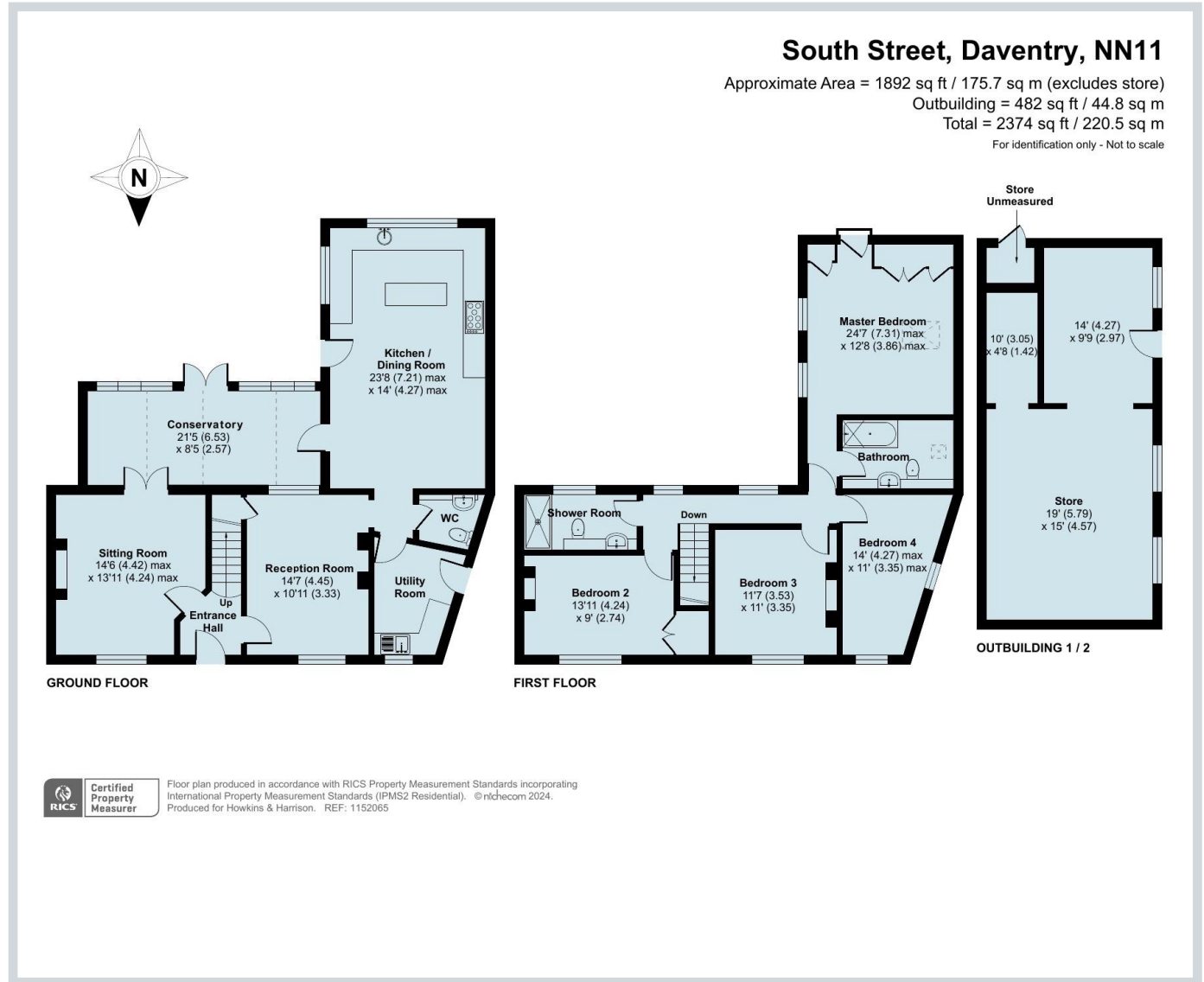
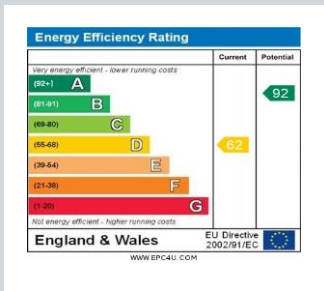
Services

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](tel:0300-126700)

Council Tax Band - D



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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