



27 Ploughman Drive, Woodford Halse, Northamptonshire NN11 3UJ

HOWKINS &  
HARRISON

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Guide Price: £415,000

A spacious and beautifully presented four bedroom detached property. The property offers an open plan kitchen/dining room, study and sitting room, four double bedrooms, a master with en-suite shower room, single garage and off-road parking located in the popular Northamptonshire Village of Woodford Halse.

### Features

- Spacious kitchen/breakfast room
- Sitting room and study
- Cloakroom
- Four double bedrooms
- Principal bedroom with en-suite shower room
- Family bathroom
- Enclosed rear garden
- Tarmac drive with parking for two vehicles
- Single garage
- 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

The ground floor comprises of a spacious hall fitted with cream high gloss floor tiles which extends through to the kitchen. Stairs rise to the first floor with a useful understairs cupboard and attractive part glazed doors lead to the ground floor accommodation as well as the cloakroom with WC and wash basin. The sitting room is of a generous size and features dual aspect windows overlooking the side and front aspects and patio doors to the rear which provide lots of natural light to the room. A further reception room overlooks the front aspect which is also dual aspect and is currently being used as a study/family room. Located to the rear of the property is the kitchen/breakfast room also of generous proportion and is fitted with high gloss cream floor tiles which complement the hall and high gloss wall and base kitchen cabinets including corner storage solutions and drawers with wood effect work surfaces over. Integrated appliances include a gas hob with extractor fan over, splashback, double Zanussi combination oven and grill, dishwasher, fridge/freezer and washing machine with space for an additional fridge/freezer.



## First Floor

Doors from the landing provide access to four double bedrooms and the family bathroom. The principal bedroom has an en-suite attached with wood effect flooring, wash hand basin, WC, fully tiled shower enclosure with chrome and glass sliding shower screen. Designed to a similar style, the family bathroom also features wood effect flooring, WC and wash hand basin along with a bath with shower and glass and chrome shower screen over. There are three further double bedrooms, one of which has a useful storage cupboard.

## Outside

To the front of the property there is a low maintenance border planted with lavender and edged with low level hedging. There is a central paved pathway to the front door, a side lawn enclosed by further hedging and a tarmacadam drive which leads to the single garage and a side gate to the rear garden where there is a split level garden mainly laid to lawn with a paved patio and sleeper edged bed.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on 01327 316880.

## Fixtures and Fittings

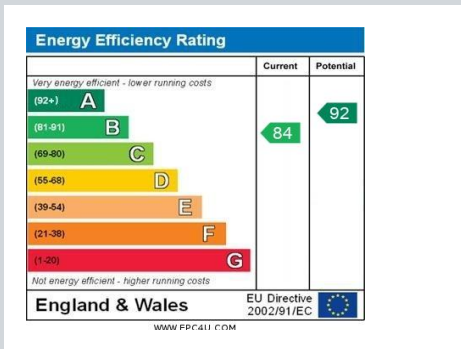
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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



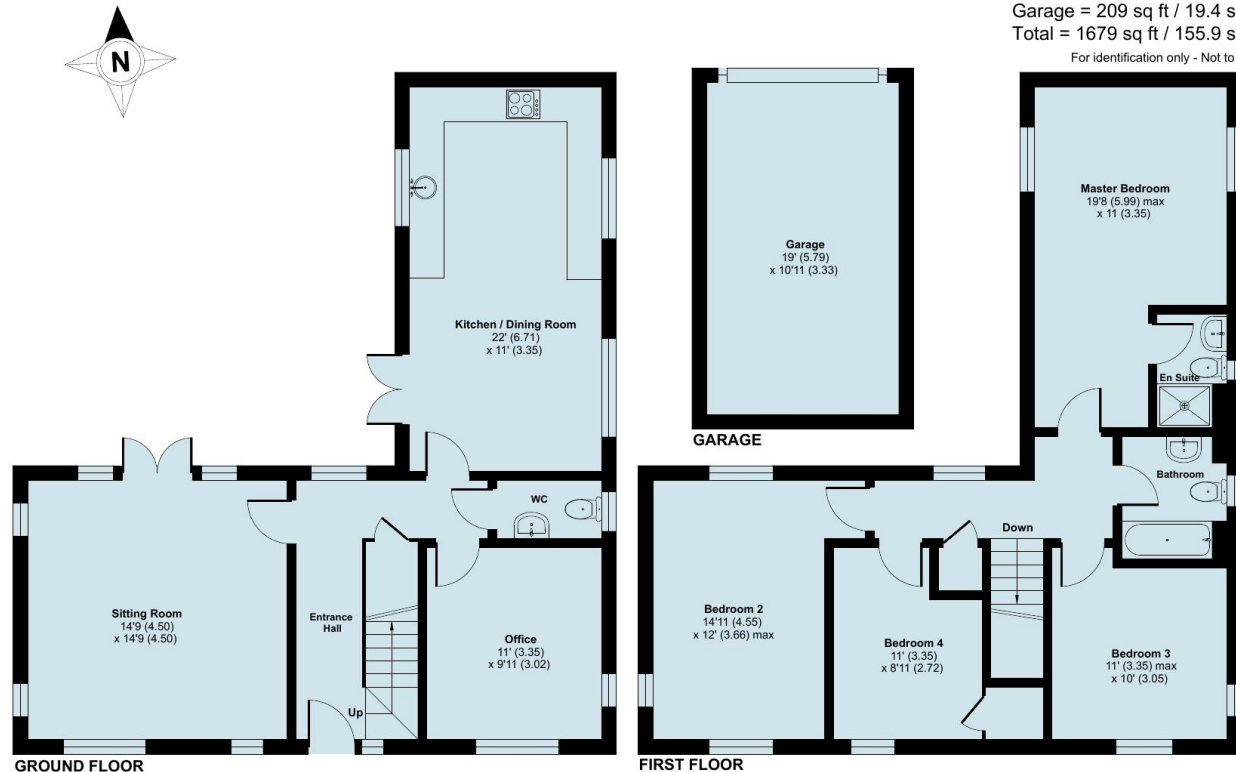
## Ploughman Drive, Woodford Halse, Daventry, NN11

Approximate Area = 1470 sq ft / 136.5 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1679 sq ft / 155.9 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). © nichecom 2024. Produced for Howkins & Harrison. REF: 1183466

## Howkins & Harrison

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