



Newt's End, 25 Pool Street, Woodford Halse, Northants, NN11 3TS

HOWKINS &
HARRISON

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An exceptional opportunity to purchase this attractive detached bungalow, peacefully situated on a generous plot in a desirable part of Woodford Halse. The property offers spacious and versatile living accommodation, complemented by beautifully established wildlife-friendly gardens with water features, offered to the market with no onward chain.

Features

- Detached bungalow
- Offered for sale with no upward chain
- Village location in a rural setting
- Three bedrooms with en-suite to master
- Family bathroom
- Spacious sitting room/diner
- Fitted kitchen
- Beautifully established gardens with water features
- Large drive for multiple vehicles
- EPC Rating - C



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.



Family Living Space

A spacious and generously proportioned sitting/dining room, laid with wood-effect laminate flooring, and featuring a large bay window to the front aspect with natural light flooding the room. A wood-burning stove is set into the fireplace, providing a practical and attractive focal point. The room offers plenty of space for both living and dining furniture.

The adjoining kitchen is well-appointed and finished with tiled flooring, with French-style UPVC doors opening out to the rear garden. The kitchen includes a range of floor and wall-mounted wooden shaker-style units with solid worktops, a 1.5 bowl ceramic sink with drainer, integrated double oven with gas hob and extractor, integrated dishwasher, and space for a freestanding fridge/freezer.

Bedrooms and Bathrooms

The property offers three double bedrooms. The principal bedroom includes an en-suite with a shower, WC and wash basin. Bedroom 3 features UPVC French doors that open directly onto the garden. The family bathroom is fitted with a shower over the bath, WC and wash basin.



Gardens and Lifestyle

This charming bungalow is set within beautifully landscaped gardens, offering a peaceful and private setting. The front garden boasts a long gravel driveway, accessed through a wooden 5-bar gate. A paved patio area provides space for outdoor seating, with a path leading to the arched porch. To the side, there is an open store area and wrought-iron gate that provides access to the rear garden. The front lawn is well-kept, with established borders that include a mix of wildflowers and other plants, a tall laburnum tree stands prominently in the centre of the garden.

The rear garden offers a paved patio area with views over a natural, picturesque garden, featuring a large pond and smaller rocky pond, both stocked with aquatic plants and wildlife. A paved pathway leads to a brick-built store/workshop, surrounded by a lawn, and enclosed by mature trees and hedges. At the far end of the garden, there is a summerhouse, wildflower beds, and greenhouse.



Viewing

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

Fixtures and Fittings

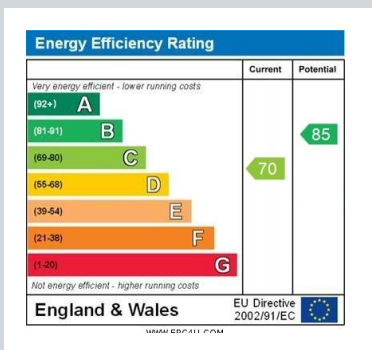
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

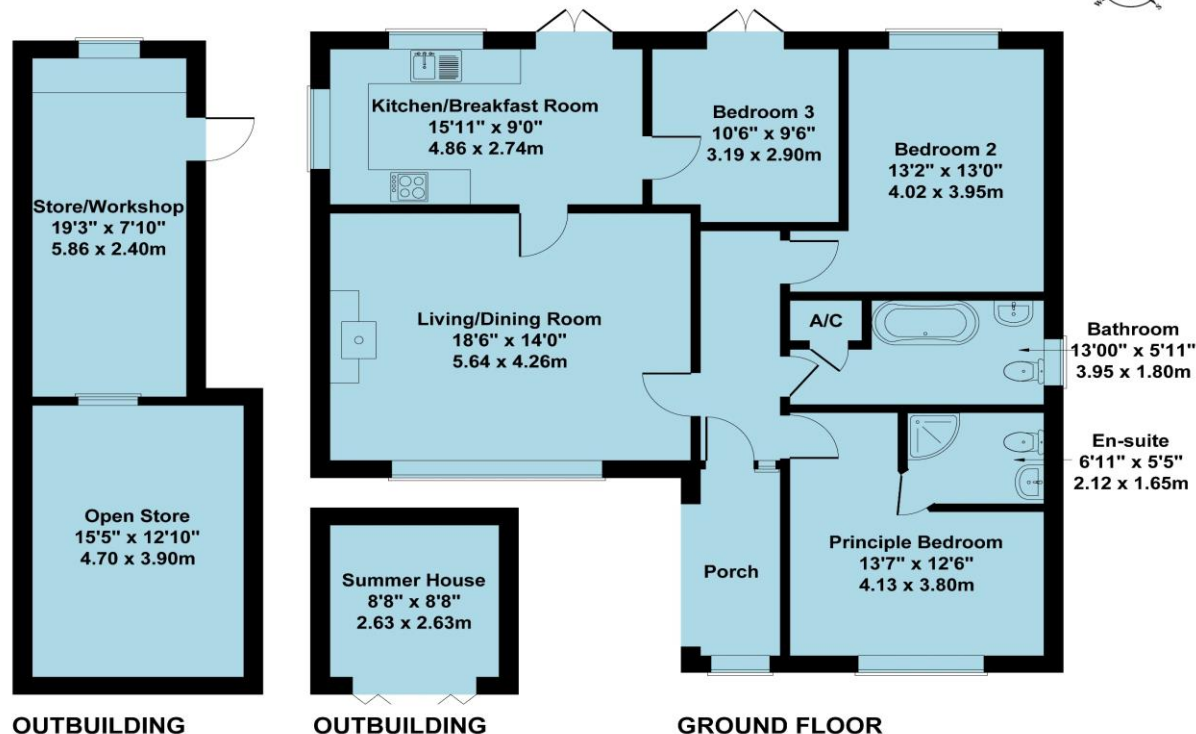
Local Authority

West Northamptonshire Council Tel:0300-126700
Council Tax Band-E



Newts End 25 Pool Street Woodford Halse NN11 3TS

Approximate Gross Internal Area
134 sq ft - 1442 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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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.