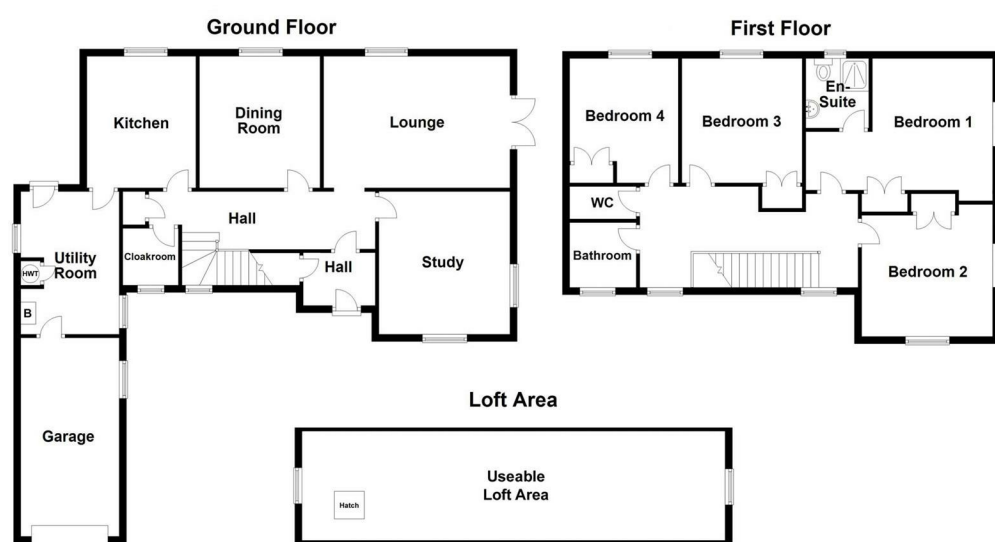




New Vicarage Parsons Street, Woodford Halse, Daventry, NN11 3RE



Not to scale. For illustrative purposes only

For auction Guide Price £475,000

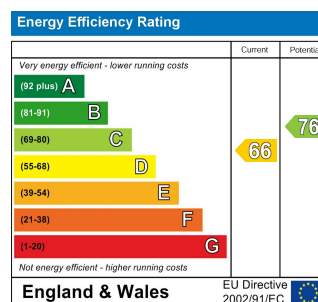
FOR SALE BY AUCTION ON WEDNESDAY 14TH FEBRUARY 2024 AT 11.00 AM
SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £475,000 TO £500,000

VIEWINGS BY APPOINTMENT ONLY -(SAT 03/02/24 & SAT 10/02/24 12:45PM-1.15PM)

This fine individual detached house is constructed in the gardens of The Old Vicarage and extending to approximately 0.4 of an acre in the heart of this characterful and sought-after south Northamptonshire village. The property requires complete internal refurbishment having suffered extensive flood damage resulting in the interior having to be stripped back to the bare walls in places and therefore represents a significant redevelopment opportunity. The four-bedroomed interior includes a master suite, three reception rooms, a kitchen, utility room and garage and the extensive lawned gardens contain a variety of fine specimen trees giving a high degree of privacy.

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AGENTS NOTE

This property does not have a functioning kitchen and bathroom and it is unlikely therefore that any purchaser would be able to raise mortgage finance from a mainstream lender.

DEVELOPMENT POTENTIAL

The property could be remodelled and extended subject to planning permission and there is a substantial loft area measuring 38'0 x 10'0 between the purlins with scope for additional accommodation id required.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

7'2 x 6'7

With a tiled floor and containing the meter cupboard and under stairs cloaks cupboard, a further door leads to:-

RECEPTION HALL

16'0 x 8'6 max

Containing the stairs rising to the first floor and with window to front elevation, there are doors giving access to:-

LOUNGE

17'0 x 11'10

With French doors opening to the garden at the side of the house, there is a fitted gas coal effect fire (not in service), wall light points and window to rear elevation.

STUDY

13'0 x 12'0

With windows to the front and side elevations, there is a fitted bookcase to one wall and a Dimplex convector heater.

DINING ROOM

12'0 x 11'0

With a two-casement window to the rear elevation overlooking the garden.

KITCHEN

12'0 x 9'11

Located adjacent to the dining room and ideal for connecting the two rooms creating a large kitchen/breakfast room.

CLOAKROOM

6'0 x 5'0

Formally with plumbing for wash basin and WC.

UTILITY ROOM

13'0 x 9'0

A spacious room housing the gas fired boiler and airing cupboard with hot water cylinder. There is a door to the rear garden and internal door leading to the garage.

FIRST FLOOR

LANDING

20' 0 x 8'6

With twin casement windows to the front elevation, there is a roof void access hatch with retractable ladder leading to the substantial loft area measuring 38'10 x 10'0. This loft area is part boarded and stands within a cut roof with exposed purlins and there are Gable windows at either end.

MASTER BEDROOM SUITE

BEDROOM ONE

11'11 x 11'0

With window to side elevation and built-in wardrobe, a door leads to:-

SHOWER ROOM EN-SUITE

6'7 x 5'9

With a white suite of ceramic tiled shower cubicle with glazed sliding door, WC and pedestal wash basin . (Not in service)

BEDROOM TWO

13'0 x 12'0

A double room with windows to the front and side elevation also with built-in wardrobes.

BEDROOM THREE

11'7 x 11'0

Another double room with pedestal wash basin and window to rear elevation overlooking the gardens.

BEDROOM FOUR

11'4 x 9'11

With a former wardrobe housing and a two casement window to the rear elevation.

SEPARATE WC

6'0 x 3'0

BATHROOM

6'1 x 6'1

OUTSIDE

New Vicarage is approached by a sweeping driveway running through a row of tall mature Lime trees and terminating in a parking/turning space in front of the house and the attached garage. The driveway is flanked on either side by extensive lawns which continue through side pedestrian gates giving access to the rear garden.

GARAGE

17'11 x 9'1

With an up and over door and internal door to the utility room.

REAR GARDEN

Formerly part of the original Vicarage garden and containing a variety of mature trees and shrubs, the rear garden is mainly laid to lawn and bounded in part by an established red brick wall, close boarded fencing and chain link fencing with hedging.

SERVICES

Mains drainage, gas, water and electricity are connected. Central heating was formerly through radiators from an Ideal Icos gas fired boiler also proving domestic hot water. It is not known if the systems are now working. The property has the benefit of UPVC double glazing.

COUNCIL TAX

Daventry District Council - Band F

LOCAL AMENITIES

Within Woodford Halse there are local amenities including primary school, pharmacy, newsagent, small supermarket, butcher, grocer, takeaway food, post office, garage and MOT centre as well as a variety of local community groups, clubs and societies. Its position also renders it popular with commuters as it lies directly between the M1 and M40 motorways with rail services also being accessible from both Banbury and Northampton stations.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above

a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will also be required to pay an administration charge of £900 (£750 plus VAT)

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium of £1800 (£1500 plus VAT)

HOW TO GET THERE

Travelling south from Daventry along the A361 continue through the villages of Badby and Charwelton, and on arrival at the village of Byfield turn left signposted to Woodford Halse. Continue into the village on the Byfield Road and at the junction with Scrivens Hill turn right and then first left into High Street. Continue along High Street and then turn right into Parsons Street which is a one way street, continue to the far end where there is a turning before the junction with Church Street on the right hand side which leads to the New Vicarage. Travelling north from Banbury along the A361 continue through Williamscot and Chipping Norton and on to the village of Byfield then turn right again signposted to Woodford Halse.

[DOIRG20092023/9713](#)

For further information on viewing call 01604 259773