



The Red Barn, Fessey Road, Byfield, Northamptonshire, NN11 6XG
Draft particulars

HOWKINS &
HARRISON

The Red Barn, Fessey Road,
Byfield, Northamptonshire,
NN11 6XG

Guide Price: £525,000

Nestled at the centre of its own plot and surrounded by well-established gardens, this property offers spacious and versatile living accommodation together with a rare opportunity for purchasers to update and modernise the house to suit their own tastes. An annexe comprising a sitting room, bedroom and shared ground-floor shower room provides excellent potential for multi-generational living or could be seamlessly incorporated into the main house.

Features

- No onward chain
- Detached property
- Four bedrooms plus annexe
- Downstairs shower room and WC
- Well-established wrap around gardens
- Private drive
- Parking for multiple vehicles
- Single garage
- Close to local amenities
- Energy Rating - C



Location

Byfield is a charming Northamptonshire village on the A361 Banbury Road, offering a mix of rural appeal and modern conveniences. Amenities include a primary school and nursery, two shops, a post office, a pub, a garage, a medical centre, and recreational facilities at 'The Brightwell' with tennis, football, cricket, and a children's playground. With over 30 active clubs and organisations, the village has a strong community spirit.

Sitting around 9 miles northeast of Daventry and 10 miles north of Banbury, Banbury offers extensive shopping and leisure options, including Castle Quay Shopping Centre, a cinema, bowling, and climbing facilities.

Banbury railway station provides direct trains to London Marylebone in about 1 hour 17 minutes. Road access is convenient via the M40 (Junction 11) and the M1 (Junction 16), combining village tranquility with easy connectivity.



Ground Floor

The property is entered via a porch leading into the main hallway, where stairs rise to the first floor and doors open to the principal ground-floor rooms. The sitting room occupies one end of the house and features a characterful beamed ceiling, a striking stone feature wall with inglenook fireplace, and an exposed beam above. Dual windows overlook the front aspect, with an additional window to the side providing further natural light.

The dining room also benefits from a beamed ceiling and is positioned to the front of the property, enjoying views over the front garden. The kitchen is accessed from the hallway and is well lit by two picture windows overlooking the rear garden. It is fitted with wooden base and eye-level units, a sink and drainer, space for a freestanding cooker, and a breakfast bar.

Adjacent to the kitchen is a useful utility room with space for all white goods, including a fridge/freezer, along with a stainless-steel sink and drainer. Doors from the utility room lead to the garage and to a ground-floor shower room, which is fitted with a shower cubicle, wash hand basin, and WC. This area also serves the guest annexe, which is accessed from the utility room and comprises a spacious sitting room overlooking the front aspect, with stairs rising to a double bedroom featuring eaves storage.



First Floor

Stairs from the hallway rise to the first-floor landing, where doors lead to the bedrooms and family bathroom. The master bedroom overlooks the front of the property and benefits from an en suite bathroom, fitted with white tiled walls, a bath with shower over, pedestal wash basin, and WC.

A further double bedroom also faces the front, while the third bedroom features a built-in raised bed with storage beneath. The fourth bedroom is a generously sized single room.

The family bathroom is fitted with a walk-in shower with glass screen, a pedestal hand basin, WC, and heated towel rail. An airing cupboard on the landing houses the water tank.

Outside

The property is situated at the very bottom of Fessey Road and is approached via a private gravel drive, providing parking for multiple vehicles. The house occupies a central position within its plot, with gardens that wrap around the front, side, and rear.

Sweeping lawns are complemented by shrub and flower borders, including specimen and fruit trees, with hedging and mature trees defining the side and rear boundaries. A paved seating and BBQ area is accessed directly from the sitting room, and a pathway runs around the property to the rear door. The rear garden is predominantly laid to lawn with additional flower borders and a greenhouse.

Outbuildings include a single garage with an up-and-over door both with power and lighting. The plot extends to approximately a third of an acre, offering a generous and private garden setting.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

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

Fixtures and Fittings

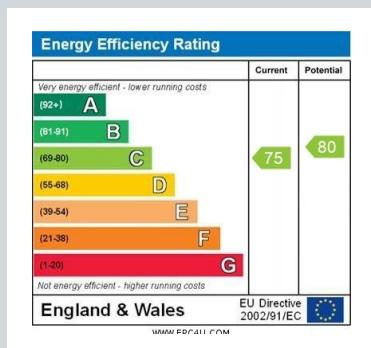
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire, NN11 4BH

Telephone 01327 316800

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

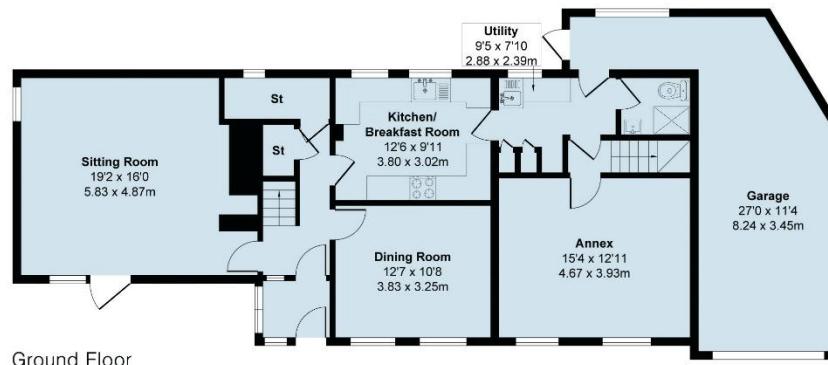
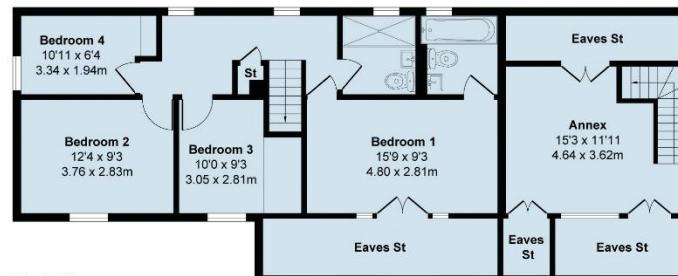
Twitter [@HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [@HowkinsLLP](https://www.instagram.com/howkinsllp)

Approximate Gross Internal Area 2179 sq ft - 202 sq m (Including Garage)

Ground Floor Area 1379 sq ft - 128 sq m

First Floor Area 800 sq ft - 74 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.