



Church Street, Woodford Halse, Daventry, NN11 3RA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

For Sale By Public Auction

An excellent opportunity to acquire this well presented two-bedroom detached bungalow occupying a generous plot in the heart of the popular village of Woodford Halse. The property benefits from off -road parking for several vehicles and would be suitable for a range of purchasers, including downsizers, families and investors alike.

The bungalow has been improved by the current owner and now offers spacious and versatile accommodation throughout. Particular improvements include refurbishment of the former conservatory, now utilised as a sunroom, which benefits from building regulations approval together with an insurance backed guarantee.

Internally, the accommodation briefly comprises an entrance hall, comfortable living accommodation, fitted kitchen, two well proportioned bedrooms and a family bathroom. Externally, the property enjoys extensive outdoor space with established garden and excellent parking.

Situated on Church Street within this well served village location, the property enjoys convenient access to local amenities, countryside walks and road links to Daventry and the surrounding areas.

Auction Details:
Sheldon Bosley Knight Land and Property Auction
Wednesday 22nd July 2026 at 6:00pm,
doors open at 5.00pm.
Stratford-upon-Avon Town Hall





Key Features

- For Sale By Public Auction
- Wednesday 22nd July 2026 at 6:00pm, Stratford-upon-Avon Town Hall
- Detached two bedroom bungalow
- Ideal for a range of purchasers including downsizers, families and investors alike.
- Excellent outside space and parking
- Well presented accommodation throughout
- Desirable village location
- EPC Rating: C

Auction Guide
£260,000

Easements and Rights

The property is sold subject to and with the benefit of all existing easements, wayleaves and rights of way (whether public or private), including, but not limited to, rights reserved for the continued use of existing sewers, drains, water, gas and electricity services located within or serving the property. The vendor (and/or its successors in title) retains rights to use and maintain such services as necessary. Please refer to the legal pack for further details.

Auctioneer note

The vendor has made the auctioneer aware of the following structural alterations, extensions, significant repairs or renewals to the property;

- The Chimney stack was removed by the previous owners prior to 2010
- The old Conservatory was added by the previous owner in circa 2010 under permitted development rights, but no completion certificates are available
- The vendor has refurbished the conservatory in October 2024 as a sun-room, with building regulations certificates and transferable insurance-backed guarantee available.
- Boiler installed in 2020 with guarantee to 2027 available.

Auction Terms

This property is offered for sale by traditional auction by SBK Sales Ltd, trading as SBK Auctions. The property will, unless previously sold or withdrawn, be sold subject to the Special Conditions and General Conditions of Sale contained within the Auction Legal Pack. The Auction Legal Pack will be available to download by registered bidders.

The sale will take place on the stated auction date by way of a live, in-room auction and the property is being sold on an unconditional basis with a fixed fee. Some sellers may consider a pre-auction offer and the lot may be sold or withdrawn before the auction.

If the reserve price is met and the auctioneer's gavel falls, binding contracts of sale will be exchanged at that point.

Auction Deposit and Fees

The following deposits and non-refundable auctioneer's fees apply and will need to be paid to the auctioneer on exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Premium of £1,500 inc. VAT
- Search pack of £336 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Auction Legal Pack. These additional costs may be payable on completion. Buyers must read the Auction Legal Pack carefully and take professional advice before bidding.

Guide Price & Reserve Price

The guide price is an indication of the seller's current minimum acceptable sale price and is given to assist interested parties in deciding whether or not to pursue their interest. The reserve price is the minimum price at which the seller has authorised the auctioneer to sell. The reserve price remains confidential between the seller and the auctioneer.

Where a guide price is shown as a range, the reserve price will be set within that range. Where a single figure guide price is shown, the reserve price will not be set more than 10% above that figure. Both the guide price and reserve price can be subject to change at any time prior to the auction.

Plans

Plans shown are for identification purposes only.

Services

The auctioneer understands that mains water, drainage, gas and electricity are connected to the property, though these services have not been tested. Buyers are advised to make their own enquiries to confirm the connected services.

Directions

What3words//bookings.butlers.fairway

Tenure and Possession

The property and land are freehold. Vacant possession will be given upon completion which is normally 20 working days after the auction. Please refer to the Legal Pack for further details.

Bidder Registration and Auction Legal Pack

If you would like to register to bid, please visit:

passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/

You can opt to bid in person, online, by telephone or by proxy.

The Auction Legal Pack for the lot you are interested in can be downloaded here:

auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk

All bidders must register before bidding, complete the required identity checks and be approved to bid.

Full details on how to register to bid, and a guide to buying at auction, can be found at:

sbkauctions.co.uk

Preferred Solicitors

If you would like details of our preferred solicitors, please contact the auction team and we can arrange for information to be sent to you.

Legal Documents & Additional Costs

It is essential that bidders check the legal documents prior to bidding and take professional advice. The legal pack may include searches, title documents, Special Conditions of Sale, tenancy information, planning documents, notices, replies to enquiries and other documents relevant to the lot.

Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding.

Bidders must rely on their own inspection of the legal pack and any professional advice they obtain before bidding.

Viewings

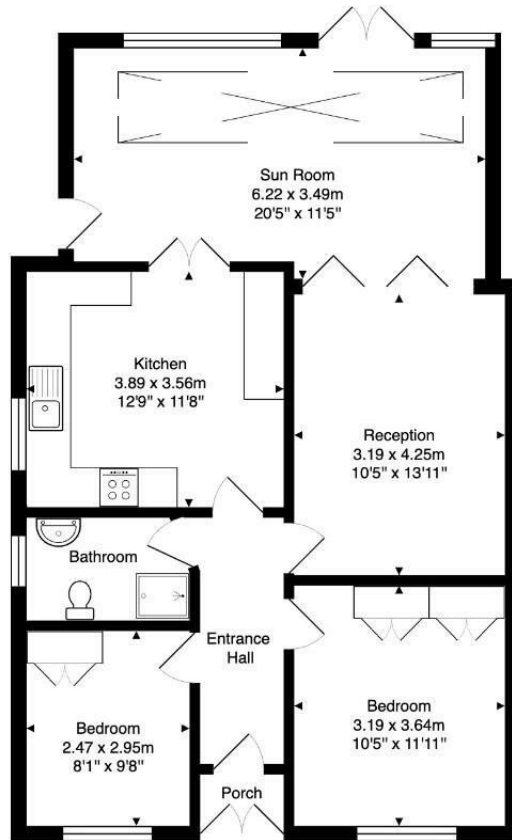
All viewings are by appointment only through the Auction Department







Floorplan



Total Area: 81.7 m² ... 879 ft²

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.
Floorplan: Apperley Bennett Photography



EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority
West Northamptonshire Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.