



12 Ash Way, Woodford Halse, Northamptonshire, NN11 3SS

DEBBIE COX
Your personal estate agent **exp** UK

**12 Ash Way
WOODFORD HALSE
Northamptonshire
NN11 3SS**

Guide Price: £330,000

A beautifully presented three-bedroom detached family home, ideally located within a highly sought-after development. This attractive property features a spacious open-plan kitchen and breakfast room and a master bedroom benefitting from an en-suite. Outside, the property offers a well-maintained enclosed rear garden, with patio doors off the lounge, ample off-road parking and a single garage. Conveniently positioned within easy reach of local village amenities, this home has been recently redecorated throughout and is ready to move into. Early viewing is highly recommended. OFFERED WITH NO UPWARD CHAIN.

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com



GROUND FLOOR

The welcoming entrance porch, featuring attractive oak-effect flooring, provides access to the downstairs cloakroom. Stairs rise to the first floor, with doors leading to both the sitting room and the kitchen breakfast room.

The downstairs cloakroom is fitted with a WC, wash hand basin and heated towel rail.

The sitting room is bright and inviting, benefiting from continued oak-effect flooring, a double glazed window to the front, and French doors opening onto the rear garden patio, allowing for plenty of natural light. A modern electric fireplace serves as a focal point, complemented by two radiators.

The kitchen breakfast room forms the heart of the home, offering a well-equipped fitted kitchen with integrated fridge freezer, microwave, oven, electric hob with extractor over, and integral washing machine. A useful understairs

cupboard provides additional storage. The kitchen window overlooks the rear garden, and a door offers direct garden access. The breakfast area provides ample space for dining and enjoys a double glazed window to the front.

FIRST FLOOR

Upstairs, the first-floor landing is light and airy, with a window overlooking the rear garden and open fields beyond. An airing cupboard houses the Worcester combination boiler along with shelving.

The master bedroom is a generously sized double with a window to the front and built-in shelving over the stairs. It further benefits from an en-suite shower room comprising a shower cubicle, WC, wash hand basin set within a vanity unit, heated towel rail, and an obscure window.

Bedroom two is a further double room with a window to the front elevation, while bedroom three is a single room enjoying

views over the rear garden and countryside beyond. It also includes a built-in cupboard with hanging space and shelving.

The family bathroom is well presented and features a panelled bath with shower over, WC, wash hand basin, heated towel rail, and tiling to splashback areas. An obscure window to the rear provides natural light.







OUTSIDE SPACES

Externally, the property continues to impress. To the front, a well-maintained paved driveway provides ample off-road parking and leads to the single garage, which is equipped with an electric up-and-over door, light, power, and eaves storage. An EV charging point is also installed for added convenience.

The enclosed rear garden is attractively landscaped, mainly laid to lawn with well-stocked borders. A sunny patio area, accessible from both the sitting room and kitchen, offers an ideal space for outdoor dining and relaxation. Additional features include a side storage area and gated access to the driveway and garage.



LOCATION

Woodford Halse is a well-regarded village in West Northamptonshire, situated approximately 6.5 miles south of Daventry and surrounded by attractive rolling countryside. Known for its friendly atmosphere and strong sense of community, the village offers an appealing balance of rural living with everyday convenience.

The village provides a good range of local amenities including a convenience store, post office, pharmacy, butchers and several public houses, all supporting day-to-day needs. Community life is particularly active, with regular events such as a Christmas street fair and summer activities, alongside local clubs and groups that contribute to a welcoming, community focused environment.

For outdoor enthusiasts, the surrounding countryside offers excellent walking and cycling routes, with nearby green spaces and nature reserves adding to the village's appeal.

Woodford Halse is served by a well-regarded primary school, Woodford Halse Church of England Primary Academy, which caters for children from nursery through to Year 6 and is known for its strong community ethos.

While the village itself no longer has a railway station, excellent rail services are available from nearby Banbury Railway Station, which provides direct connections to London Marylebone, Birmingham and Oxford. A regular bus service links Woodford Halse with Banbury and Daventry, offering convenient public transport options.

The village is well positioned for road travel, with easy access to the M40 and A361, providing straightforward routes to Banbury, Oxford, Birmingham and the wider motorway network. This makes it an attractive location for commuters seeking a rural setting without compromising on connectivity.

LOCAL AUTHORITY

West Northamptonshire Council

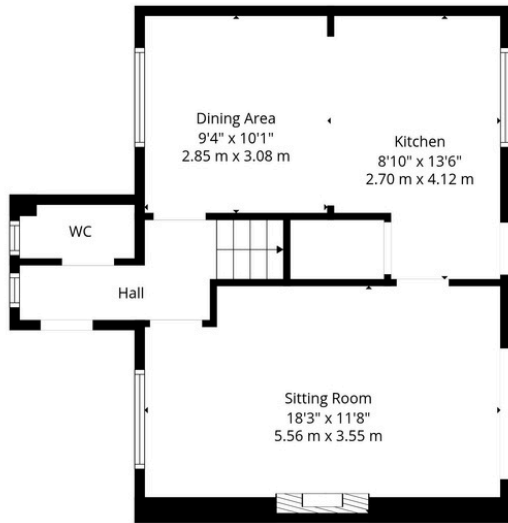
ENERGY PERFORMANCE

<https://find-energy-certificate.service.gov.uk/energy-certificate/8835-3723-4500-0936-2292>.

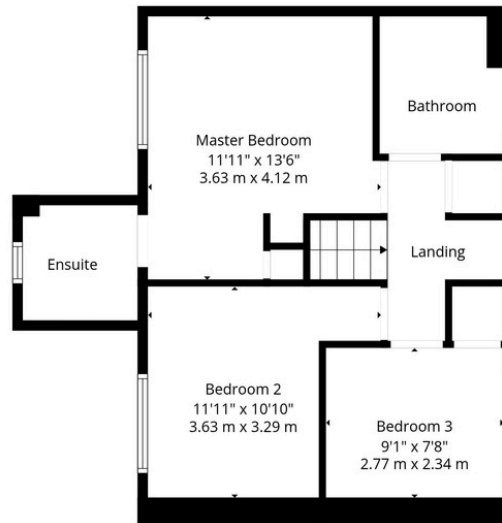
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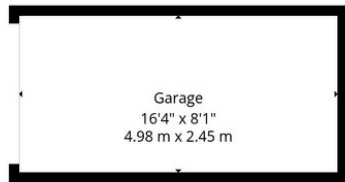




Ground Floor



1st Floor

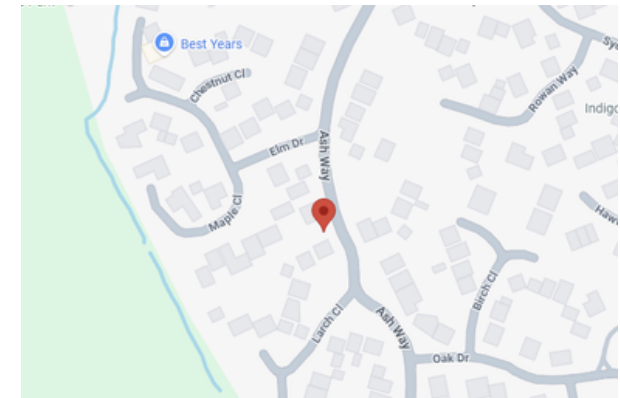
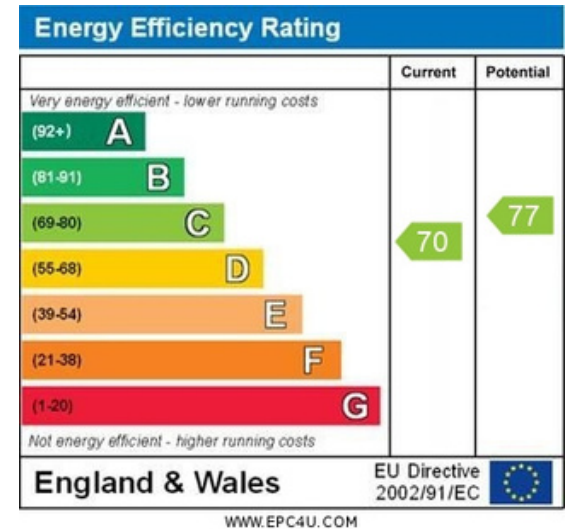


Garage - Out Of Position

Total: 1006 sq. Ft, 94 m2

Garage - Out Of Position: 0 sq. Ft, 0 M2, Ground Floor: 503 sq. Ft, 47 M2, 1st Floor: 503 sq. Ft, 47 m2
Excluded Areas: Garage: 131 sq. Ft, 12 M2, Walls: 119 sq. Ft, 10 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



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Important Information

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. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/8835-3723-4500-0936-2292> or contact the agent for a copy in PDF format.

