



Highfield, Vicarage Hill, Badby, Northamptonshire, NN11 3AP

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

Highfield, Vicarage Hill
BADBY, Northamptonshire
NN11 3AP

Guide Price: £525,000

An extended and much improved bungalow situated on a substantial plot with wonderful views and within easy walking distance of the infamous Badby Woods. This property has undergone many improvements by its current owners to include landscaped gardens, replacement boiler and radiators, re-fitted kitchen and shower room with underfloor heating, re-fitted carpets and further improvements throughout. The versatile living accommodation can be adapted to suit individual needs. Viewing is highly recommended to appreciate the position and accommodation this property offers.

FEATURES

- Extended and Much Improved Bungalow
- Elevated Position with Wonderful View
- Walking Distance from Badby Woods
- Versatile Accommodation with Potential to Adapt
- Re-modelled, Well Stocked Gardens
- Village with Amenities
- Regular Bus Service to Neighbouring towns



Entrance Hall

A welcoming entrance hall with light wood coloured laminate flooring and access to a recently replaced loft hatch with ladder leading to the part boarded, re-insulated roof space. Door leading to:

Lounge

This delightful, well proportioned room enjoys ample natural light from a large double glazed bay window and a further double glazed window, both overlooking the beautifully landscaped garden and views beyond. The carpet was replaced in 2023 along with two new radiators. There is a feature fireplace with a woodburning stove fitted in 2023 with a 10 year guarantee. The chimney has been swept annually.

Dining Room

This room enjoys a double glazed window overlooking the rear of the property and also has a radiator.



Shower Room & WC

The shower room was re-fitted in September 2021 with a new suite, new tiling, new flooring and underfloor heating. The suite comprises a walk-in shower with glass screening and mains shower attachment, low level WC and a wash hand basin set into a vanity unit providing storage and display shelves. Heated towel rail. A cupboard houses the recently replaced boiler (2021) with a 12 year guarantee and has been serviced annually. Obscure double glazed window to rear elevation.

Bedroom Four / Reception Room

Situated to the front of the property with views overlooking the garden and countryside beyond, this room enjoys ample natural light and serves as either a double bedroom for occupants or guests closely situated next to the shower room, or as an additional reception room such as a study/playroom/hobby room.



Kitchen Breakfast Room

Kitchen Area

The kitchen has been completely refitted (Summer 2022) with a range of attractive base and eye level units with work surfaces over incorporating a one and half bowl sink unit with mixer tap over. The large kitchen island incorporates a new AEG Induction hob with ample work surface around. There is a Bosch double oven and space for a fridge freezer, washing machine and dishwasher. A double glazed window overlooks the rear garden and there is a stable style UPVC door to the rear. This room further benefits from recently laid laminate flooring. A door to a utility cupboard with shelving provides additional storage.

Breakfast Area

Double glazed window overlooking the rear garden with ample space for a kitchen table. This area further benefits from base level units providing additional storage with space for a freezer and eye level glass display cabinets. Radiator.







Inner Hall

The inner hall is situated off the kitchen and provides access to the remaining bedrooms and family bathroom. The wood effect laminate flooring continues from the kitchen and there is a UPVC double glazed window overlooking the garden and countryside beyond.

Bedroom One

Situated at the far end of the inner hall, bedroom one is a well proportioned double bedroom with a double glazed window to the front elevation enjoying views over the well stocked garden. There is a further double glazed window to the rear elevation and a radiator.

Bedroom Two

Double bedroom with UPVC window to rear elevation, radiator.

Bedroom Three

A double bedroom (currently used as an office) with UPVC window to rear elevation, radiator.



Bathroom

A well presented bathroom with with tiling to full wall height and a tiled floor. Suite comprising of wc, wash hand basin and a panelled bath with mixer tap over. Heated towel rail. Obscure glazed window to rear elevation.

OUTDOOR SPACES

The current owners have completely remodelled the gardens which continue from the front of the property to the side and rear and are now extremely well stocked with flowers, shrubs and trees including fruit trees.

A pedestrian gate leads off Vicarage Hill with a few steps and a paved pathway leading to the front door. The borders are well stocked with a variety of flowers and shrubs and features an attractive footbridge into the main garden. The pathway extends into a paved patio area to the front of the house, ideal for seating and enjoying the views of the garden and countryside beyond. A concrete pathway continues from the patio area with a retaining wall leading around to the side and rear of the property.

The remainder of the garden is laid to lawn with well bedded borders and an arch leading through to a further garden area overlooking Vicarage Hill. An attractive tree lined pathway with stepping sleepers lead from this area back into the main garden.



There is further area which enjoys a pond with stunning views towards Badby Woods. This in turn leads to a substantial vegetable garden with several raised beds, a greenhouse and two good sized sheds, one of which is only 3 years old and is light and power connected.

The concrete path from the patio area to the front leads to the rear of Highfield, where there is an area to store wood and garden equipment, and also features a watering system. The pathway continues to the rear where there is a further seating area and steps leading up to a lawned area, ideal for hanging washing.

Garage

There is a single garage situated within a short distance away and can be accessed from Vicarage Hill.

LOCATION

Highly valued by its residents and visitors, Badby is a beautiful rural village nestled in a valley surrounded by undulating countryside. Situated close to the beautiful Fawsley estate, it is famous for Badby

Wood which enjoys a magnificent bluebell display in the Spring.

The village is popular with walkers who can enjoy many superb countryside walks along the Nene Way and Knightley Way public footpaths.

The village boasts amenities to include a traditional village pub, The Maltsters Country Inn with a bar and restaurant and a small village café (Bluebell Café). There is an active village hall boasting a variety of activities and societies, and a small play area for children. In the heart of the community is Badby village pre-school and primary school, a traditional school dating back over 100 years.

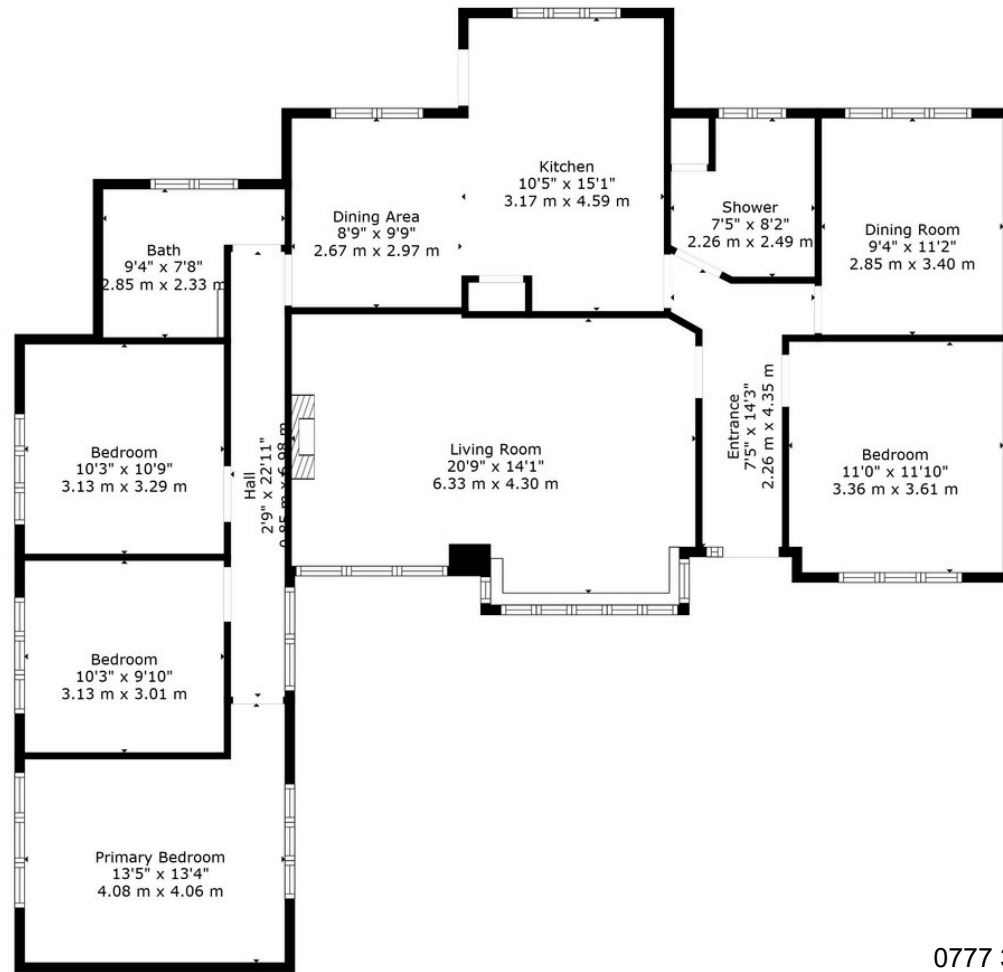
Badby is conveniently located off the A361 leading North to Daventry which is approximately 4 miles away for your day to day shopping needs, or continue to the A45 leading to Northampton and J16 of the M1 motorway. Travelling in a Southerly direction from Badby will take you to Banbury approximately 15 miles away with access to the M40.

There are bus services from Badby serving Banbury and Daventry. From there you can easily connect for buses to Northampton and Rugby and then further afield. The local rail stations are Long Buckby, Rugby, Northampton and Banbury, with services reaching London, Birmingham and the rest of the country. Daventry Area Community Transport (DACT) scheme offers transportation for the elderly and disabled for hospital appointments or other medical purposes.

VIEWINGS

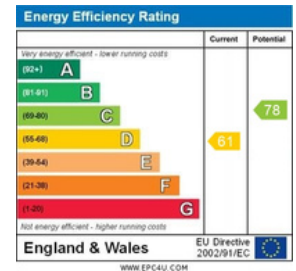
Strictly by appointment. Contact Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com

Local Authority - West Northamptonshire Council
Council Tax Band - C



TOTAL: 1418 sq. ft, 132 m2
FLOOR 1: 1418 sq. ft, 132 m2
WALLS: 102 sq. ft, 9 m2

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



0777 301 7523
debbie.cox@exp.uk.com
debbiecox.exp.uk.com



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/2683-3041-2208-8564-3204> or contact the agent for a copy in PDF format.

