



49 Blacksmith Way, WOODFORD HALSE, NN11 3UE

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

**49 Blacksmith Way
WOODFORD HALSE
Northamptonshire
NN11 3UE**

Guide Price: £425,000

A beautifully presented 4 double bedroom family home, peacefully positioned within a sought-after village setting and enjoying uninterrupted views across open countryside to the front.

Offering generous & thoughtfully designed living accommodation, this superb home is perfectly suited to modern family life, complemented by a sunny, landscaped rear garden and an excellent range of village amenities close by.

VIEWINGS

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



ENTRANCE HALL

A welcoming entrance hall creates an excellent first impression, providing access to the ground floor rooms. There is useful area under the stairs together with stairs rising to the first floor.

CLOAKROOM

Fitted with a modern white suite comprising a WC and pedestal wash hand basin with vanity cupboard beneath, radiator and extractor fan.

SITTING ROOM

A delightful reception room enjoying a charming bay window to the front, perfectly framing the far-reaching countryside views and creating a wonderfully relaxing space.

KITCHEN/DINING/FAMILY ROOM

Undoubtedly the heart of the home, this impressive open-plan living space has been designed with both family life and entertaining in mind. The well-appointed kitchen offers an extensive range of contemporary wall and base units with

cupboards and deep drawers beneath generous work surfaces.

Integrated appliances include a fridge, freezer, dishwasher, double oven and five-ring gas hob with extractor hood over. There is ample space for both dining and relaxed seating, with French doors opening directly onto the rear garden, allowing inside and outside living to blend seamlessly. A rear-facing window overlooks the garden and a radiator completes the room.

UTILITY ROOM

A practical and well-proportioned utility room fitted with additional storage units and work surface, together with space and plumbing for a washing machine. A full-height storage cupboard and further cupboard housing the gas-fired boiler provide excellent storage. A door leads to the rear garden, whilst internal access is provided to the garage.

FIRST FLOOR

LANDING

A spacious landing with loft access and airing cupboard housing the hot water cylinder. There is ample space for additional furniture or storage if desired.

BEDROOM ONE

A generously proportioned bedroom enjoying two windows to the front, capturing the attractive open countryside views. Fitted wardrobes provide excellent storage and the room benefits from a private en-suite shower room.

EN-SUITE

Comprising a WC, wash hand basin, shower cubicle and extractor fan.

BEDROOM TWO

Another spacious double bedroom positioned to the front of the property, also enjoying beautiful countryside views. Fitted wardrobes and a substantial built-in storage cupboard over the stairs provide excellent storage. Served by its own en-suite shower room.







EN-SUITE

Fitted with a WC, wash hand basin with cupboard under and enclosed shower cubicle.

BEDROOM THREE

A comfortable double bedroom overlooking the rear garden.

BEDROOM FOUR

A further double bedroom enjoying a pleasant outlook over the rear garden.

FAMILY BATHROOM

Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin and WC. An obscure glazed window provides natural light, with tiled splashbacks completing the room.

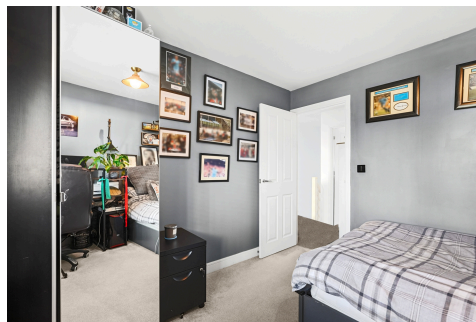
OUTSIDE

FRONT

The property enjoys an attractive frontage with a lawned garden bordered by gravel beds, together with off-road parking leading to the attached single garage. A gated side access leads through to the rear garden.

GARAGE

Single garage with up-and-over door, power and lighting connected, together with an internal door leading directly into the utility room.



REAR GARDEN

The beautifully maintained rear garden has been thoughtfully landscaped to create an attractive outdoor space, ideal for both entertaining and family enjoyment. Immediately adjoining the house is a generous decked terrace beneath a pergola draped with established climbing plants, providing a delightful setting for outdoor dining and relaxation. There is also ample space for a hot tub if desired.

Beyond, a gravel pathway leads through the lawn, bordered by mature shrubs and trees. The garden is fully enclosed by timber fencing, creating a safe environment for children and pets, whilst a timber garden shed provides additional storage.

Side access leads to the front of the property and there is a further external door into the utility room.

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.

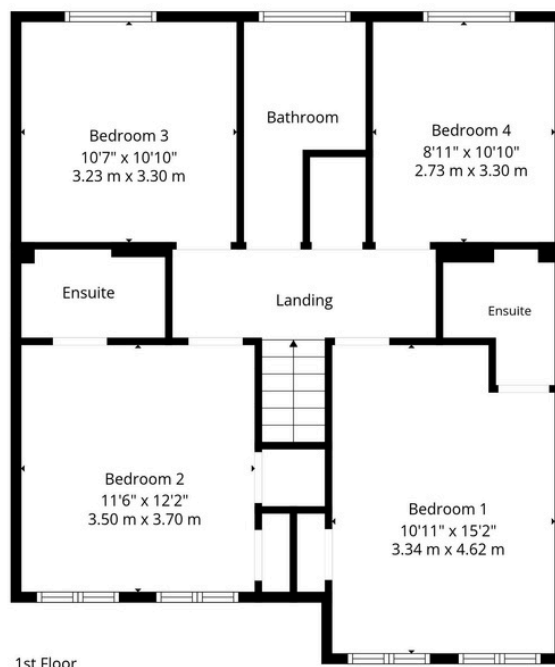
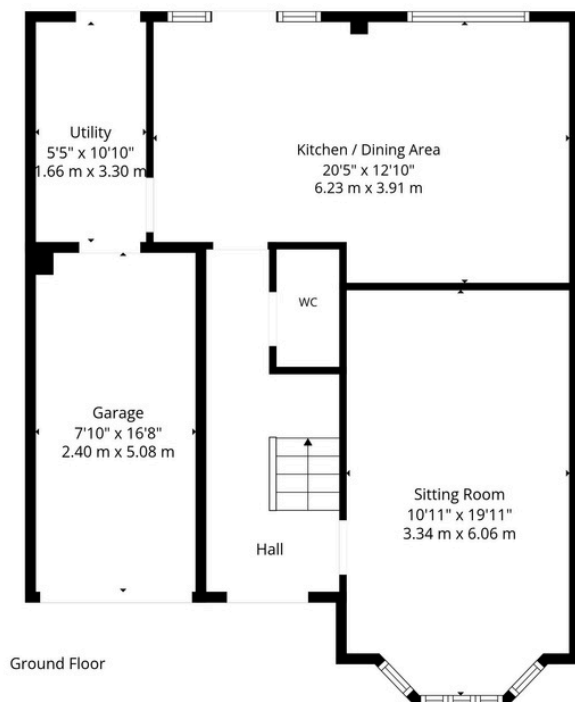
For outdoor enthusiasts, the surrounding countryside offers excellent walking and cycling routes, with nearby green spaces and nature reserves adding to the village's appeal. Woodford Halse is served by a

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.

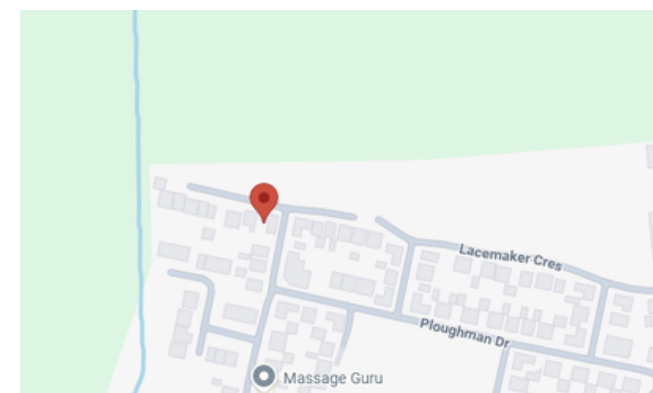
The village is well positioned for road travel, with easy access to the M40 and A361, providing straightforward routes to Banbury, Oxford, Birmingham and the wider motorway network. This makes it an attractive location for commuters seeking a rural setting without compromising on connectivity.





Total: 1344 sq. Ft, 125 m2
 Ground Floor: 577 sq. Ft, 54 M2, 1st Floor: 767 sq. Ft, 71 m2
 Excluded Areas: Garage: 131 sq. Ft, 12 M2, Utility: 59 sq. Ft, 5 M2, Walls: 97 sq. Ft, 9 m2
Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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