



11 Church Street, Woodford Halse, Northamptonshire, NN11 3RA

HOWKINS &
HARRISON

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Northamptonshire, NN11 3RA

Guide Price: £425,000

An extended and well-presented three bedrooomed family home located on a desirable street within the village of Woodford Halse. The property has been extended and greatly improved by the current owners to include an open plan kitchen/dining/family room, three double bedrooms with an ensuite to the primary bedroom and a refitted family bathroom. Outside a good sized enclosed rear garden offering a good degree of privacy.

Features

- An extended and well-presented family home
- Open plan kitchen/dining/family room
- Further multi-functional reception room
- Three double bedrooms
- En-suite and family bathroom
- Good sized enclosed rear garden
- Gravel driveway providing off-road parking for multiple vehicles
- Storeroom with power, lighting and a radiator
- EPC Rating - C



Location

Woodford Halse is a vibrant village situated approximately eight miles from both Banbury and the market town of Daventry. Both towns offer a variety of everyday amenities, with excellent road connections via Junction 11 of the M40 and the M1 approximately 12 miles north at Junction 16. Mainline train services are available at Banbury (to London in around 50 minutes) and Rugby (to London in around 57 minutes), both roughly 16 miles away.

The village provides more than the typical amenities, including a primary school, shops, a traditional butcher, florist, chemist, library, restaurant, and pub. It is set amidst unspoiled rolling countryside, with nearby attractions such as Fawsley Hall Hotel and Park, National Trust Canons Ashby, and the scenic Badby Woods. The surrounding area benefits from a wide range of educational options, with independent and state schools including Bloxham, Warwick, Rugby, and Stowe within reach.

Agents Note

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



Ground Floor

Entrance via a uPVC double-glazed door with matching side panels. The hallway features attractive wood flooring and stairs leading to the first-floor landing. A radiator with a decorative cover original panelled doors provide access to the open plan kitchen/dining/sitting/family room, second reception room cloakroom which has a two-piece white suite comprising a low-level WC and a wash hand basin with cupboard underneath. Original quarry tiled flooring adds character. The second reception room offers multiple uses. It has a uPVC double-glazed door to the rear, radiator, and tiled floor, with access to a storeroom. The storeroom features double timber doors opening onto the front driveway, built-in racking, power, and light. There is plumbing for a washing machine and a radiator, making it suitable for conversion into living accommodation (subject to necessary planning permissions). A light-filled open plan room featuring a front bay window with stylish shutter blinds, fitted carpet, and a cast iron wood-burning stove. This opens seamlessly into a stunning vaulted kitchen and dining space, complete with flagstone flooring, uPVC French doors to the rear garden, and additional windows, including a circular feature window. The kitchen is fitted with a range of wall and base units, roll-top work surfaces, one-and-a-half stainless-steel sink with mixer taps and extendable pot washer, plus space for a Range cooker, American fridge freezer, and dish washer. The dining area provides ample room for family meals and entertaining.

This home perfectly blends charm, practicality, and modern living, offering versatile spaces ideal for families or those seeking additional accommodation potential.



First Floor

The first-floor landing provides access to the loft and leads to three bedrooms and the family bathroom via original panelled doors. The primary bedroom is a spacious L-shaped room overlooking the rear garden with twin radiators and ample space for freestanding wardrobes. A panelled door leads to the en-suite, which includes an obscure double-glazed window to the front, three-piece suite in white comprising low-level WC, pedestal wash hand basin, and double shower cubicle. The en-suite is tiled to the floor and splashback areas and finished with a chrome heated towel rail. Bedroom two is a front-facing room with a bay window and attractive shutter blinds. Original picture rail fitted pine wardrobes into the alcoves, and display shelving provide practical storage while retaining character. Overlooking the rear, bedroom three features an original picture rail, radiator, fitted cupboard housing the Worcester boiler, and additional storage and display shelving.

The family bathroom features a three-piece suite in white, including a low-level WC, wash hand basin with cupboard beneath, and a panelled bath with chrome shower mixer taps. The room is finished with attractive tiling to splashback areas and a wood floor, combining practicality with a touch of style.

Outside

The property benefits from a good-sized, fully enclosed rear garden with timber fencing. A gravelled patio runs adjacent to the house, featuring a dog shower with a large Butler sink. Timber log store. Two steps lead up to a central path, flanked by lawns on either side, with attractive borders planted with shrubs and flowers. The garden also includes an ornamental pond with a waterfall, a decked patio, and a large timber shed with power and light connected, offering potential for conversion into a home office.

To the front, a spacious gravel driveway provides off-road parking for multiple vehicles. A timber-framed bin store and a variety of shrubs and flowers enhance the approach, while the property is partly enclosed by an attractive drystone wall, adding charm and character.



Viewing

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

Fixtures and Fittings

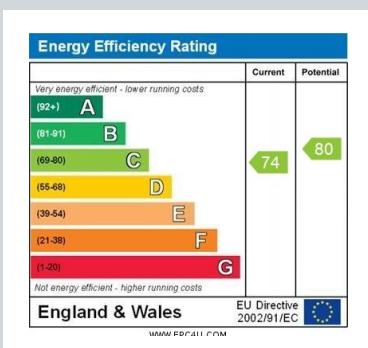
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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-C



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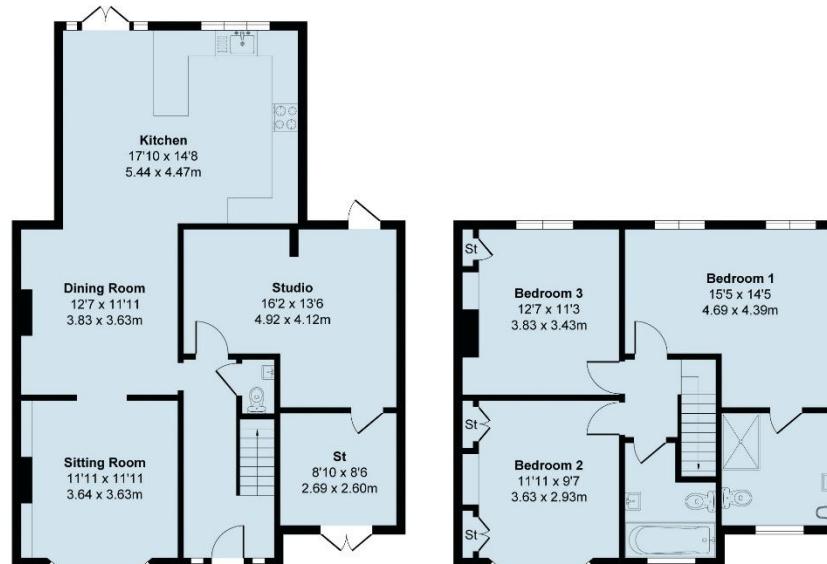
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Approximate Gross Internal Area 1662 sq ft - 155 sq m

Ground Floor Area 966 sq ft - 90 sq m

First Floor Area 696 sq ft - 65 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.



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