



The Hollies, 2 Banbury Lane, Byfield, Northamptonshire, NN11 6UX

HOWKINS &
HARRISON

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Byfield, Northamptonshire,
NN11 6UX

Offers In Excess Of: £700,000

This charming period property occupies an elevated position in the heart of the popular village of Byfield and offers excellent living accommodation throughout. Boasting five spacious bedrooms and four reception rooms, all accessed from a central hallway, it provides an ideal layout for family living. The property retains a wealth of original period features, including an open fireplace in the main living room, adding to its character and appeal.

Outside, there is an attractive, private wrap-around garden with well-established shrub and flower borders and a variety of seating areas. To the front, a gravelled driveway provides ample parking for several vehicles.

Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.



Features

- Characterful period property
- Five bedrooms comprising four spacious doubles and a good sized single
- Two bathrooms and downstairs cloakroom
- Living room with stone open fireplace
- Study
- Garden room
- Private mature gardens
- Garage/Workshop
- Gravel driveway with ample off-road parking
- Energy Rating - D

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

Step through the porch into a welcoming central hallway, from which doors lead to all principal rooms. The characterful dining room is a particular highlight, featuring a striking stone fireplace and a window to the front aspect. A part-glazed wooden door and oak steps lead down to the bright, triple-aspect kitchen, beautifully fitted with oak base and eye-level units complemented by contrasting black granite work surfaces and includes a breakfast bar and an inset Range cooker with double ovens and warming drawer, alongside an integrated dishwasher and microwave, and a stainless steel one-and-a-half bowl sink with drainer. A traditional stable door provides access to the front drive.

From the hallway, oak steps rise to the living room, situated in the oldest part of the house. This inviting space boasts a stone open fireplace, painted ceiling beams, and an additional window to the rear. Leading off is a generous study or additional reception room with a bay window seat to the front, offering flexible living space.

To the rear of the hallway, a door opens to the utility room with space for white goods, a useful pantry and a downstairs cloakroom, as well as an adjacent door to the rear garden. A pine door leads into a light and airy garden room with picture windows overlooking the enclosed garden. Stairs rise to the first floor.



First Floor

At the top of the stairs, the first landing gives access to the family bathroom, which is fitted with a bath and shower over, a built-in wash hand basin and WC with storage units, a heated towel rail, and a window overlooking the front aspect.

Beyond the family bathroom is the spacious main bedroom which offers ample built-in wardrobes and two windows to the front and south facing aspect.

From the main landing a step rises to a walk-in shower room comprising a shower, wash hand basin and heated towel rail. Adjacent is a spacious double bedroom with built-in book-shelving and a window to the rear aspect, whilst another generous double bedroom benefits from built-in wardrobes.

From the main landing, steps rise to the upper level where there is a further bright and spacious double bedroom with built-in storage and a skylight window as well as generous single bedroom also featuring built-in storage and a skylight window.

Outside

The property benefits from an extensive gravelled driveway providing ample off-road parking for multiple vehicles, along with a spacious garage/workshop.

A side gate leads through to the private garden, which wraps around three sides of the property. Predominantly laid to lawn, it features paved seating areas and well-established flower and shrub borders.

The garden enjoys a wonderful balance of sun and shade throughout the day, creating an ideal setting for both relaxation and entertaining.



Viewing

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

Fixtures and Fittings

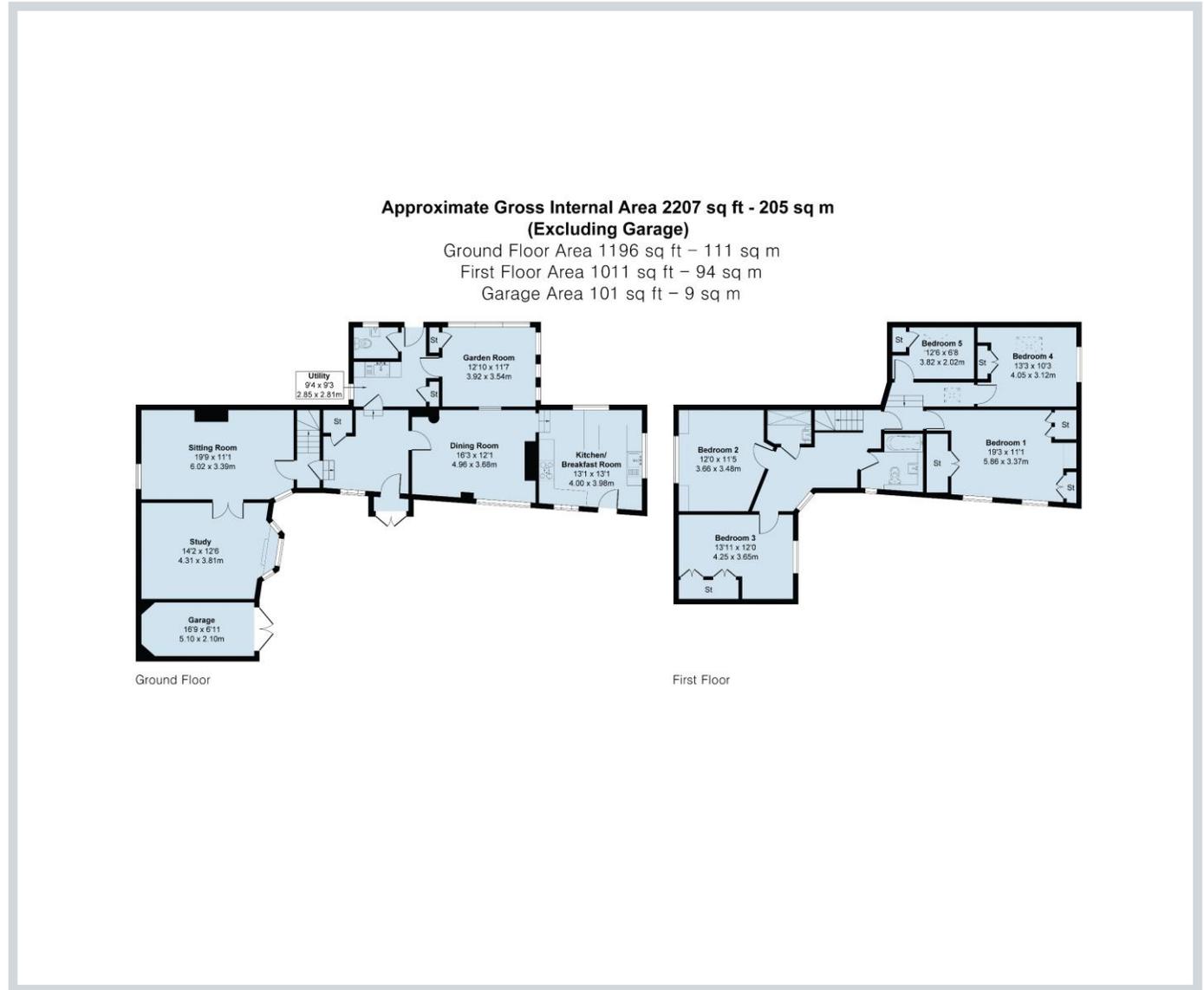
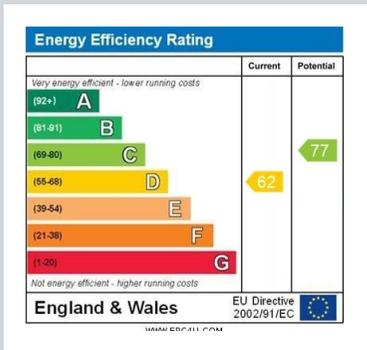
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – F



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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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