



Pool Brook House, Pool Farm Court, Woodford Halse, Northamptonshire, NN11 3EA

HOWKINS &  
HARRISON



Pool Brook House, Pool Farm  
Court, Woodford Halse,  
Northamptonshire, NN11 3EA

Guide Price: £875,000

A beautifully presented detached stone-built family home, offering nearly 3,200 sq ft of well-built, high-quality accommodation. The property includes an adjoining paddock with pleasant views over neighbouring fields, a double garage, and a generous driveway with parking for multiple vehicles. Located on the outskirts of the village, this home combines spacious family living with a peaceful, semi-rural setting and is sold with no onward chain.





## Features

- Detached stone-built family home
- Village location
- Adjoining paddock
- Six generous bedrooms
- Three en-suites and family bathroom
- Lounge, snug and separate dining room
- Fitted kitchen/breakfast room with adjoining utility
- Double garage and driveway parking for multiple vehicles
- No onward chain
- EPC Rating - C

## Agents Note

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



## 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. For leisure and relation, Hellidon Lakes Hotel & Resort offers golf and spa facilities is just a short distance away.

The surrounding area benefits from a wide range of educational options, with independent and state schools including Bloxham, Warwick, Rugby, and Stowe within reach.



## Ground Floor

The property opens into a light and airy entrance hall, finished with tiled flooring and providing access to all principal rooms, as well as stairs rising to the first floor. A useful understairs storage cupboard enhances the practicality of this welcoming space.

The ground floor offers an impressive selection of reception rooms. The spacious sitting room is a particular highlight, centered around a charming feature fireplace with tiled hearth and timber beam, complete with existing gas point and flue for easy reinstatement. French doors extend the living space onto a patio seating area. Further reception areas include a dedicated study and a separate dining room, both laid with attractive oak-effect flooring.

The well-appointed kitchen/breakfast room continues the tiled flooring from the entrance hall and flows through to the adjoining utility/cloakroom. It features a comprehensive range of oak wall and base units, a central island, a hand-crafted oak dresser, and generous work surfaces incorporating a 1.5 stainless-steel sink. A Rangemaster cooker, integral fridge, and space and plumbing for a dishwasher complete the practical layout. Dual-aspect windows provide charming views across the rear garden and a large bay window brings natural light into the breakfast seating area with views to the front.

From the kitchen, a versatile snug offers a flexible space, ideal as a children's playroom, an additional reception area, or a cosy retreat. The utility room mirrors the kitchen's oak cabinetry and includes a further sink and an integral washing machine and washer dryer, with a UPVC door giving side access. This leads conveniently through to the downstairs cloakroom.









## First Floor

The first-floor landing gives access to all principal rooms, with a further staircase rising to the top floor.

The impressive master bedroom enjoys wonderful dual-aspect views across neighbouring fields and includes a well-appointed en-suite with corner bath, separate shower cubicle, WC and washbasin.

Bedroom two also features its own en-suite shower room, while two additional double bedrooms provide ample, versatile accommodation. Completing the floor is the generous family bathroom, fitted with a shower over a freestanding claw-foot roll-top bath, WC and washbasin, along with a useful cupboard housing the large water cylinder.

## Second Floor

The top floor offers two double bedrooms, with one benefiting from its own en-suite shower room. A large eaves storage cupboard on the landing provides practical extra storage.







## Outside and Garage

The front of the property features an exceptionally spacious block-paved driveway, offering ample room to comfortably park multiple vehicles. The generous approach leads to a substantial double garage, complete with lighting and housing the gas-fired boiler. The driveway also provides direct access to the front entrance, along with secure gated side access to the rear garden. From the driveway, you can also access the adjoining paddock, a versatile space perfect for multiple uses, whether as additional garden space or for recreational purposes, bordered by a mix of fencing and mature trees, with a charming brook marking the far boundary.

To the rear, the garden boasts a paved patio, ideal for outdoor seating and entertaining, equipped with external power sockets and a water tap. The remainder of the garden is predominantly laid to lawn and enclosed by fence panels, providing a private and inviting outdoor space.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on 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.

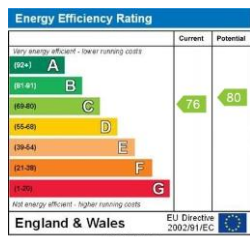
## Services

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: 0300-126700

Council Tax Band – G



## Approximate Gross Internal Area 2861 sq ft - 266 sq m (Excluding Garage)

Ground Floor Area 1171 sq ft – 109 sq m

First Floor Area 1116 sq ft – 104 sq m

Second Floor Area 574 sq ft – 53 sq m

Garage Area 334 sq ft – 31 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.



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