



Pinewell House

2 Woodford Road | Byfield | Daventry | Northamptonshire | NN11 6XD

 FINE & COUNTRY

PINEWELL HOUSE

“It’s a very handsome Georgian house with big sash windows and we have such a pretty tiered garden to the front; it’s so beautiful that I’ve always likened it to something out of a Jane Austin novel.”



A handsome detached Grade II listed stone house dating from around 1810. The property benefits from gas-fired central heating, two open fireplaces, beams and operational shutters. Includes living room, dining room, kitchen, utility, cloakroom, 3 bedrooms, bathroom. There is parking for 4 cars, a large front garden and private rear garden. Popular and well-served large village, no chain. EPC rating D.

GROUND FLOOR

The property has a central leaded light stained glass door opening to the inner lobby. From here there are stairs to the first floor and stripped pine doors to both reception rooms. The living room has a feature cast-iron open fireplace with a tiled hearth and a decorative surround. Ceiling beams, period wall light, T-post and a low-level internal wall, fitted shelving. Radiator, sash front window with wooden shutters, rear window overlooking the raised rear garden. The spacious dining room also has a handsome period open fireplace with a slate hearth and a carved surround. Heavy ceiling beam, storage cupboard, radiator, sash front window with operational wooden shutters, rear window.

The kitchen has a range of cream-fronted base cupboards with a 4-drawer set, an integrated Bosch dishwasher and a Whirlpool single fridge. Three matching eye-level cupboards, two glazed display cabinets, fitted shelving. Delonghi electric fan-assisted cooking range with a 5-ring gas hob and extractor canopy. Oak work surface areas, enamel sink unit with an ornate long reach mixer tap. Radiator, flagstone flooring, ceiling beam, tumbled wall tiles, two side windows, sash front window with shutters.

The utility room has three cream base cupboards and a spacious eye-level storage cupboard. Work surface areas, stainless steel sink unit, AEG washing machine and an Indesit tumble dryer. High level shelving, Glow-worm gas-fired central heating boiler, tiled floor, side and rear windows. There is a rear lobby with a tiled floor, hat and coat rack, stable door to the rear garden. The cloakroom has a Ceramica low-level WC and a corner wash-hand basin, radiator, tiled floor, loft hatch to a small storage area, opaque side window.

FIRST FLOOR

The first-floor landing has a radiator, smoke alarm, rear window overlooking the rear garden. The main bedroom is both a bright and spacious room with quality fitted wardrobes. Radiator, dual aspect with a rear window and a sash front window with window seat and storage beneath, providing a great vista over the private frontage. The second double bedroom has a fitted double wardrobe and a single original wardrobe with internal shelving, cupboards and clothes rail. Fitted book shelving, radiator, front sash window with a window seat below with built in storage.

From the landing a corridor leads to the third small double bedroom that has a radiator and a rear window overlooking the garden. The bathroom has a raised freestanding claw and foot bath with mixer taps and a shower head attachment. Vanity unit with a wide Bristan wash-hand basin with 4 storage cupboards below. Panelled walls, tiled floor, low-level WC, wall light points, down lighters. The fully tiled shower enclosure has a gravity fed Antique style shower unit, extractor fan, radiator, rear window.











Seller Insight



“ Situated on the northern edge of the Cotswolds, almost equidistant between the bustling towns of Banbury and Daventry, is Byfield, a charming village that boasts a primary school, a couple of convenience stores and a Post Office. Ideally located in the heart of the village is Pinewell House, a very attractive and well-appointed period family home.

“The house is beautifully positioned at the top of the village, but is screened by huge pine trees so it feels very tucked away and actually a lot of people who have lived in Byfield for a number of years have told me that they never knew it was here,” says Victoria. “My partner and I bought it back in 2006 and as soon as we drove through the gates I whispered to him, ‘I have to have it’; in fact we both immediately fell in love with it before even stepping foot inside.”

“It’s a very handsome Georgian house with big sash windows and we have such a pretty tiered garden to the front; it’s so beautiful that I’ve always likened it to something out of a Jane Austin novel. Each of the rooms has really good proportions, the house as a whole is light and bright and it retains a wealth of lovely original features that I think give it a very warm and welcoming feel. Luckily when we came here the house itself was in excellent condition so it was really just a case of updating the décor and it was a very easy house to decorate because it’s so incredibly pretty. I suppose the most significant change we’ve made during our time here was to the main bathroom. We had the old sanitaryware ripped out; handmade panelling was put right the way around the room; fitted cupboards were also made and we’ve added a gorgeous roll-top bath. Apart from that it’s really just been a case of keeping it all beautifully maintained.”

“The garden is another feature of the property that for us was a huge selling point,” continues Victoria. “The front garden is arranged over two tiers and incorporates a lovely gazebo, which is where I like to sit and have my morning cup of tea, then to the back is a more formal area that has been beautifully landscaped. We both work very hard so the brief was to create a very attractive space, yet at the same time a garden that would be extremely easy to maintain. It’s been divided into ‘rooms’ so we have lots of lovely areas to sit out and enjoy – including one that incorporates our fabulous summerhouse – but we don’t have to spend hours looking after it.” “We use every room and I love them all for different reasons, but one of my favourite places is actually the summerhouse,” says Victoria.

“I’ve put mirrors on the walls to reflect the greenery of the garden and I’ve also hung up lots of twinkly lights which look gorgeous when the sun goes down. We sit out there and have a G&T in the evening and we use it all year round for entertaining. In fact a couple of weeks ago we held an engagement dinner out there and it was such a magical evening.”*

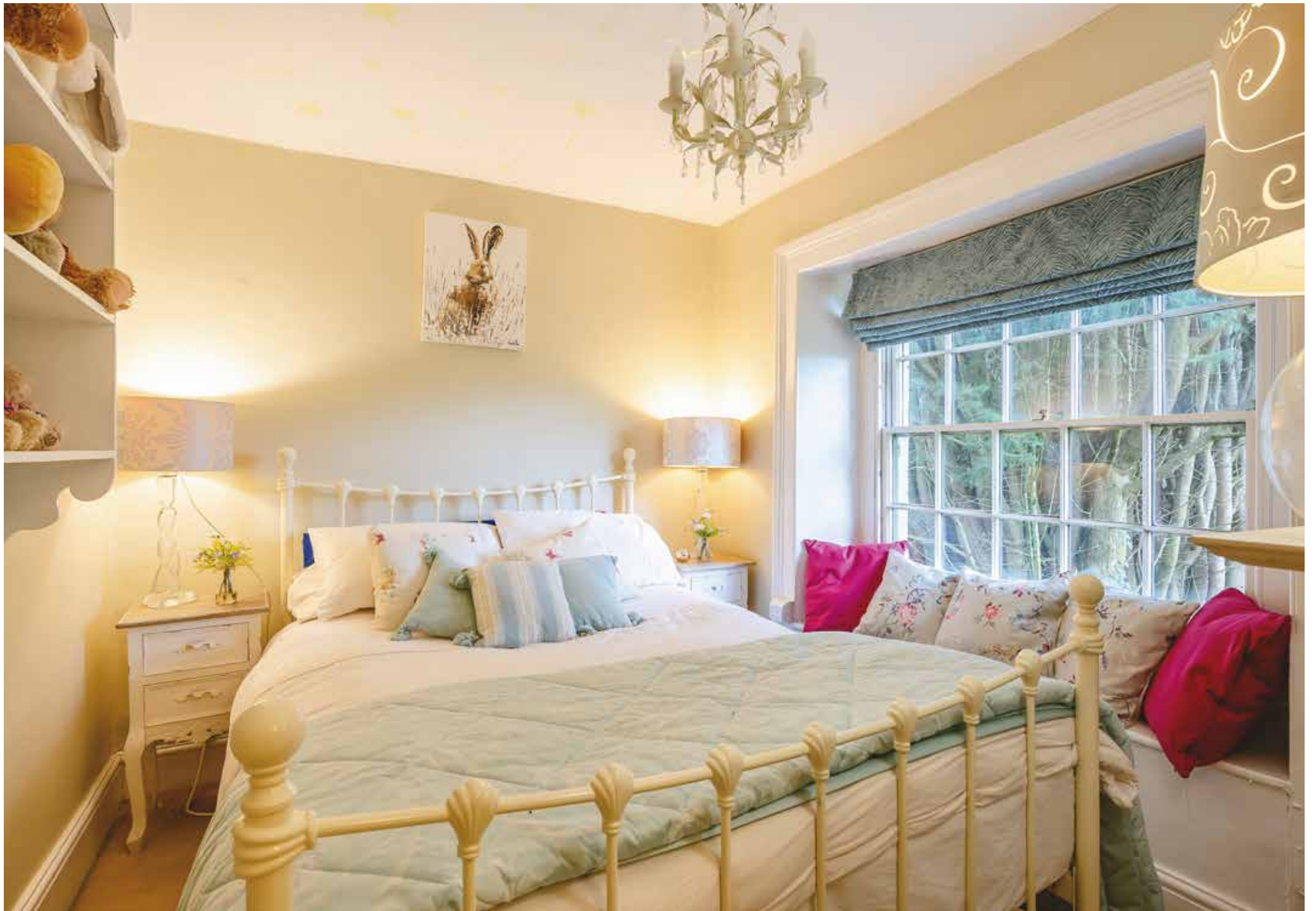
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















OUTSIDE

Front Garden

The frontage is very well screened by a combination of wooden fencing, some Victorian brick walling, some very established conifer trees and a magnificent Scots pine tree. The front garden is around 21m wide and 23.75m deep and is predominantly south-west facing. The lower section of the garden is laid to lawn with 6 specimen miniature conifer trees, lavender, mature bushes, there are 1m high stone retaining walls dividing this area from the driveway. A further stone wall retains the higher section of the garden that is also laid to lawn. There are further specimen conifer trees, lilies, a holly tree, laurels and roses. There is a wooden pergola with a polycarbonate roof, decking flooring, light and power connected. It is draped in a wisteria, with a second on the frontage of the house, gated side access on the left of the house leads around to the rear garden. From the parking area, there are wide steps that gently wind up to the higher section of the terraced garden and the property.

Parking Arrangements

The property is accessed off the Woodford Halse Road through two high wooden entry gates. There is a generous level hard standing area measuring 15m by 8.5m, providing a turning circle and room to park four standard vehicles.

Rear Garden

The rear garden is slightly raised with retaining walls and steps down to a rear concrete pathway that runs behind the house and leads to a greenhouse and a useful large garden shed at the side of the house. There are winding slab and shingle pathways, ferns, acer trees, laurels and a smaller Scots pine tree. There is a spacious summerhouse with electricity, Wi-Fi and furniture, which may be used recreationally, or as a separate office space for those wishing to work from home. The rear garden is north-east facing and is screened by high walling, along with mature trees and bushes.

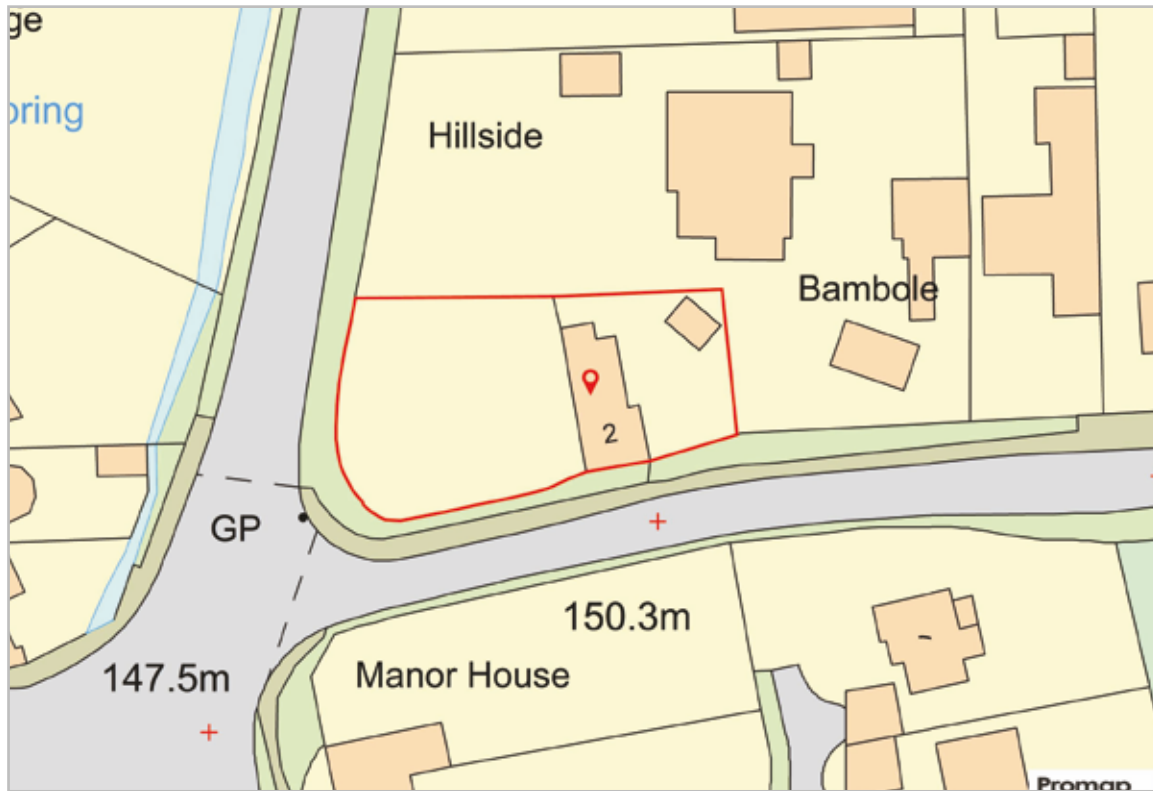




LOCATION

The village of Byfield is around 10.5 miles to the north of Banbury, and around 8.3 miles south of Daventry. The village is one of the larger villages in West Northamptonshire and has a GP surgery, primary and nursery schools, Holy Cross C of E Grade I listed Church, post office, 2 shops, The Cross Tree public house and a petrol station. It has around 60 diverse clubs running and an active village hall. Byfield, with Westthorp, was mentioned in the Domesday Book. It has been close to many of the important events in history. During the Wars of the Roses, in 1469 the battle of Edgecote took place only three miles from Byfield. Likewise during the English Civil War, the battles of Edgehill in 1642 and Naseby in 1645 must have had an impact on the local citizenry. It is 4 miles away from the Oxfordshire and Warwickshire borders with easy access to Banbury, Daventry, Leamington Spa, Rugby and Southam. Staverton Hotel and Golf Club and Hellidon Lakes Golf Course and Country Club are both nearby. There is a wide and extensive choice for state schooling in Staverton, Priors Marston, Southam or Daventry. There are many independent options in Princethorpe, Rugby, Bilton Grange, Stowe, Westbury, Brackley, Bloxham or Northampton.





Local Authority

West Northamptonshire Council.
 Telephone (0300) 126 7000
 Council Tax Band 'F'.
 Current Payable ££3,673.99p (April 2026 to March 2027).

Services

Mains electricity, water, drainage, gas-fired central heating to radiators, BT.

Broadband & Mobile Phone Coverage

Ultrafast broadband speed is available in the village with predicted highest available download and upload speeds of 1,000Mbps. There is 5G mobile signal available both indoors and outdoors from these suppliers (Lycamobile and EE) 4G from most others, we do advise you to check with your mobile phone provider.

Opening Hours

| | |
|------------------|----------------------|
| Monday to Friday | 9.00am - 8pm |
| Saturday | 9.00am - 7pm |
| Sunday | By Prior Appointment |

Viewing Arrangements

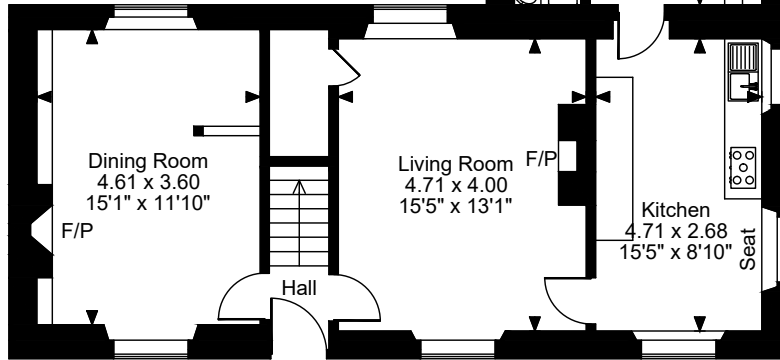
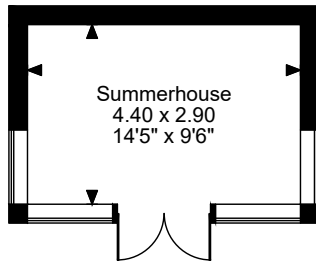
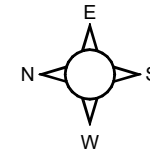
Through the vendors sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

Directions

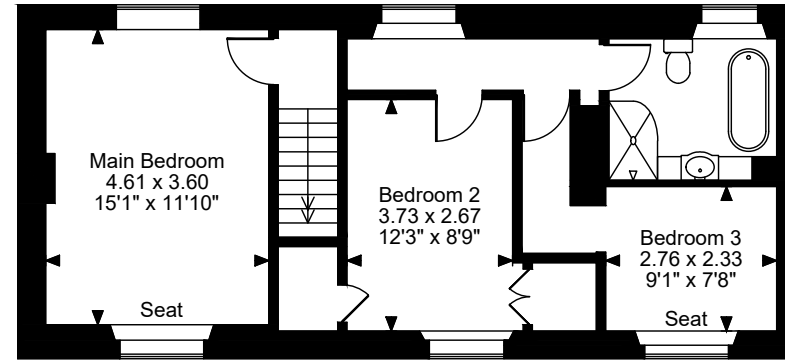
From Banbury, head towards J11 of the M40, and take the second exit on to the A361 Daventry Road. Stay on this road for just over 7 miles passing through Wardington, Chipping Warden and on to Byfield. Just after the petrol station you will approach two mini-roundabouts. At the 2nd roundabout, take the 2nd exit heading to Woodford Halse, and Pinewell House is the very first house on your left hand side. There are two wooden gates on the left and a Fine & Country for sale board on the verge to help you locate the property.

Guide price £500,000

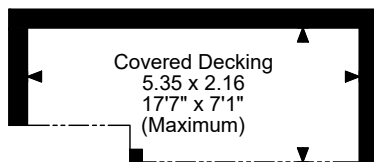
Pinewell House, 2 Woodford Road, Byfield, Northants
Approximate Gross Internal Area
Main House = 1334 Sq Ft/124 Sq M
Summer House = 137 Sq Ft/13 Sq M
Covered Decked = 114 Sq Ft/11 Sq M
Total = 1585 Sq Ft/148 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CHRISTOPHER E MOBBS CPEA
PARTNER AGENT

Fine & Country Banbury
40 years experience
07761 439927 | DD: (01295) 239665
email: chris.mobbs@fineandcountry.com

I joined Fine & Country in 2003, and left the Rugby office as clear market leaders after 14 happy and hard-working years there to replicate that success in my home town of Banbury. I completed my CPEA 2-year qualification by choice in 1986 to try and raise the profile of estate agency. I work closely with all of my highly valued clients and I am available 24/7 to ensure we get the desired outcome. My knowledge enables me to resolve any hurdles along the journey, and I remain just as passionate as when I started my successful career back in 1986!

YOU CAN FOLLOW CHRIS ON



“Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!”

“Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough.”

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (0)1295 239666
banbury@fineandcountry.com
Guardian House 7 North Bar Street, Banbury, OX16 0TB

