



The Birches, Main Street, Woodend, Northamptonshire, NN12 8RX

HOWKINS &  
HARRISON

The Birches, Main Street,  
Woodend, Northamptonshire,  
NN12 8RX

Guide Price: £520,000

An exciting opportunity to acquire this detached bungalow in the sought after village of Woodend and within easy reach of the village of Blakesley. Having recently undergone a full programme of renovation, this delightful property is finished and presented in excellent condition throughout and offers three bedrooms, two bathrooms, a kitchen, dining room, sitting room and a useful utility room, along with ample driveway parking, garage, and a low maintenance garden.

#### Features

- Detached bungalow
- Village location
- Master bedroom en-suite
- Two further bedrooms
- Family bathroom
- Fully fitted kitchen & utility space
- Dining room & sitting room
- Garden
- Ample driveway parking & garage
- Energy rating E



## Location

Woodend is a small village in the district of South Northamptonshire. It is some six miles due west of the town of Towcester and was originally a hamlet in the parish of Blakesley until 1866, when it became a parish in its own right. Close by are the villages of Blakesley and Bradden, with Blakesley offering a village shop and post office, primary school, village hall and public house.

The market towns of Towcester, Banbury and Bicester are within easy striking distance and with good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43. There is quick and easy access to London and Birmingham from stations at Banbury (London Marylebone 57 minutes) and Milton Keynes (London Euston 35 minutes).

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, and of course the world famous motor racing at Silverstone.



## Accommodation

The entrance hall leads into the dining room and on to the kitchen. The dining room has French doors opening onto the garden, and the kitchen offers a range of bespoke fitted units and integrated appliances, including a double oven, hob, fridge freezer, drinks fridge and dishwasher. There is also a utility room. The sitting room features an open fireplace and large picture window overlooking the garden.

The master bedroom is en-suite, there are two further bedrooms, one of which has French doors leading out onto a patio, and one which is currently used as a study, and a family bathroom.





## Outside

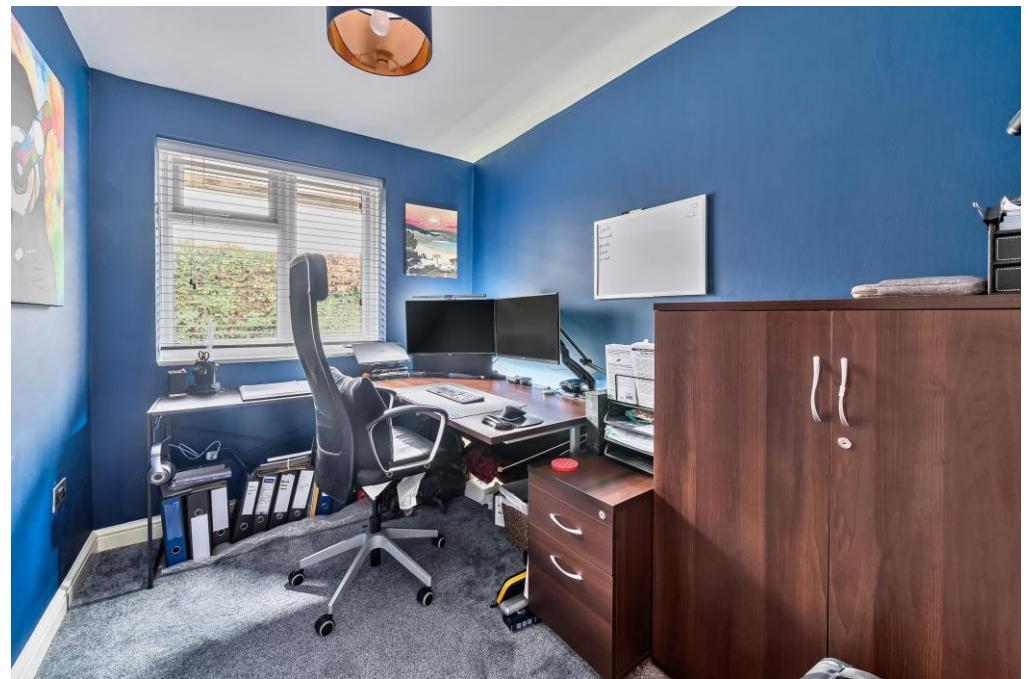
The bungalow is approached by a gravel driveway leading to the front door, and to the single garage, and offers ample parking. To the rear of the property, the garden wraps around two sides of the bungalow and is low maintenance with a large decking and patio entertaining area in addition to a useful garden shed.



## Agents Note

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





## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

## 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 warrantied in any way.

## Services

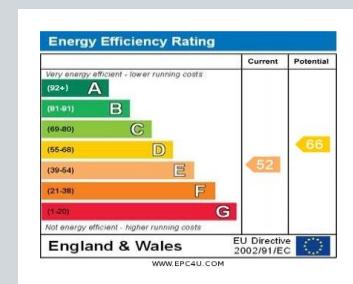
The following services are connected to this property: electricity, water and drainage. Oil fed boiler. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



## Howkins & Harrison

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## Main Street, Woodend, Towcester, NN12

Approximate Area = 1150 sq ft / 106.8 sq m

Garage = 98 sq ft / 9.1 sq m

Total = 1248 sq ft / 115.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1407996

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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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