



1, Larch Close Woodford Halse, Daventry, NN11 3NE

HOWKINS &
HARRISON

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Guide Price: £350,000

A well-presented three-bedroom detached family home offering spacious accommodation, including a generous open-plan kitchen/dining/family room, separate sitting room, en-suite to the principal bedroom and a low-maintenance enclosed rear garden. The property also benefits from off-road parking and an excellent range of integrated kitchen appliances.

Features

- Three-bedroom detached family home
- Spacious open-plan kitchen/dining/family room
- Separate sitting room
- Principal bedroom with en-suite and built-in wardrobes
- Two further bedrooms
- Modern family bathroom and downstairs cloakroom
- Fully fitted kitchen with integrated appliances
- Low-maintenance enclosed rear garden
- Off-road parking to the front and side



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.



Ground Floor

The property is approached via a double-glazed front door opening into a welcoming entrance hallway, with stairs rising to the first floor, useful under-stair storage, a radiator and doors leading to the downstairs cloakroom and impressive open-plan kitchen/dining/family room. Porcelain tiled flooring continues through the hallway, cloakroom, and kitchen/dining/family room.

The downstairs cloakroom features an obscure UPVC double glazed window, radiator and a modern two-piece white suite comprising a low-level WC and wash hand basin with cupboard beneath.

The spacious open-plan kitchen/dining/family room forms an excellent hub for family life and entertaining. The kitchen is fitted with a comprehensive range of white wall, base and drawer units, complemented by generous work surface area and a matching fitted breakfast table. Integrated appliances include a fridge freezer, washing machine, dishwasher, tumble dryer and eye-level oven, together with a four-ring electric hob and extractor canopy over. There is also a ceramic one-and-a-half bowl sink with chrome mixer tap, UPVC double glazed window to the front and two radiators with decorative covers. To the rear, UPVC double glazed French doors and a matching stable door provide access to the garden.

A panel door leads through to the separate sitting room, which benefits from two UPVC double glazed windows to the side, two radiators with decorative covers, laminate flooring, and access to the loft space.



First Floor

To the first floor, the landing provides access to the loft and doors to all bedrooms and the family bathroom.

The principal bedroom features a UPVC double glazed window to the front, radiator, built-in wardrobes, and laminate flooring. A panel door leads to the en-suite, which has an obscure UPVC double glazed window to the rear, three-piece white suite comprising low-level WC, pedestal wash hand basin and corner shower cubicle, tiled floor and splashbacks, extractor fan and radiator.

Bedroom two benefits from a UPVC double glazed window to the front, radiator, and built-in airing cupboard, which houses the insulated hot water cylinder and provides additional storage.

Bedroom three has a UPVC double glazed window to the rear, radiator and useful built-in corner cupboard.

The family bathroom is fitted with an obscure UPVC double glazed window to the rear and a white three-piece suite comprising low-level WC, wash hand basin with cupboard beneath and panel bath with chrome shower mixer taps. The room is tiled to the floor and splashback areas and further benefits from an extractor fan and radiator.

Outside

Outside, the enclosed rear garden has been designed for low maintenance and features an attractive brick wall, artificial lawn and graveled area, providing potential space for a shed or greenhouse. There are also external power sockets, an outside tap and pedestrian access to the front via a timber gate.

To the front, a tarmac and gravel driveway provides off-road parking, with a paved pathway leading to the entrance. Further parking is available to the side of the property, extending towards the area where the original garage was located.



Viewing

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

Fixtures and Fittings

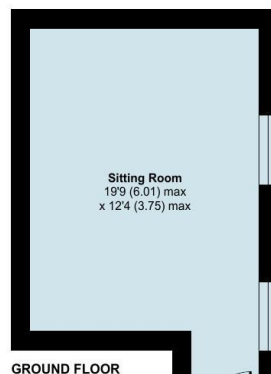
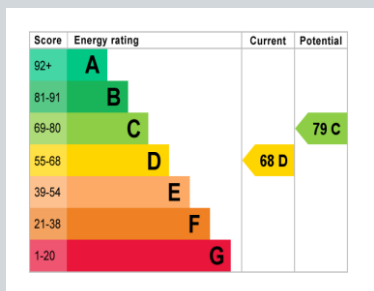
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

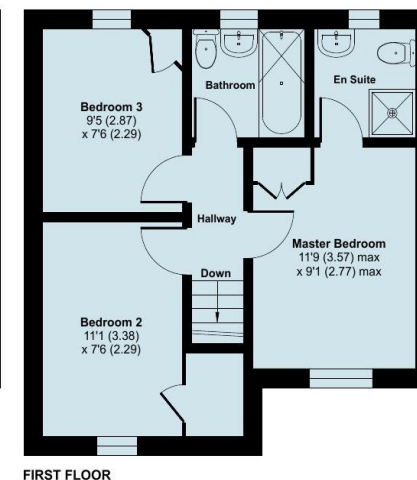
West Northamptonshire Council Tel:0300-126700
Council Tax Band – C



Larch Close, Woodford Halse, Daventry, NN11

Approximate Area = 991 sq ft / 92 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). © nctechcom 2026. Produced for Howkins & Harrison. REF: 1504198

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