



51 Blacksmith Way, WOODFORD HALSE, NN11 3UE

**DEBBIE COX**  
Your personal estate agent. **exp** UK

**51 Blacksmith Way  
WOODFORD HALSE  
Northamptonshire  
NN11 3UE**

**Offers Over: £375,000**

With open countryside views, this immaculately presented four-bedroom detached property occupies an enviable and quiet position on the edge of this highly sought-after modern development. Arranged over three spacious storeys, this exceptional home further benefits ample off-road parking and a beautifully positioned south-facing rear garden. Thoughtfully enhanced by the current owners, the property offers stylish, well-balanced accommodation throughout. Early viewing is highly recommended to fully appreciate the quality and attention to detail on offer.

**VIEWINGS**

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email [debbie.cox@exp.uk.com](mailto:debbie.cox@exp.uk.com)

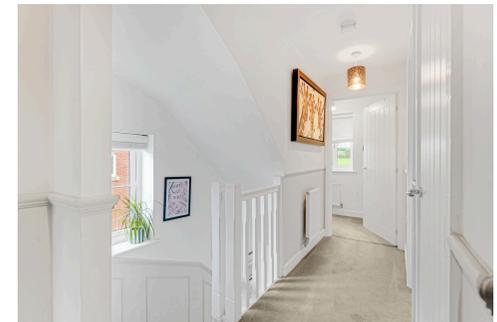


## GROUND FLOOR

A welcoming entrance hall sets the tone for the home, featuring elegant tiled flooring and attractive half-height wall panelling, creating a warm and inviting atmosphere. Stairs rise to the first floor, with useful under-stairs storage and an additional cupboard providing practical space.

The lounge/dining room is a bright and airy living space, enhanced by French doors opening onto the rear garden, allowing natural light to flood the room. A contemporary electric fireplace with a modern surround serves as a stylish focal point, complemented by a side aspect window.

The kitchen enjoys delightful uninterrupted views over open countryside and is fitted with a range of base and eye-level units. Integrated appliances include a fridge freezer, dishwasher, electric oven, and gas hob with extractor hood over. A thoughtfully designed coffee station has been added, maximising both functionality and style.



A tastefully finished cloakroom completes the ground floor, comprising a WC and wash hand basin, with continued tiled flooring and splashback tiling.

## FIRST FLOOR

The sense of style continues to the first floor, where the half-height panelling adds a refined touch. A side aspect window provides additional natural light, while storage is well catered for with a cupboard housing the hot water tank and a further storage cupboard.

This floor offers three well-proportioned bedrooms. Bedroom three enjoys attractive countryside views, while bedroom two is currently arranged as a cinema room, offering a versatile and relaxing space. Bedroom four is presently used as a study but provides ample room for a single bedroom if required.

The family bathroom is elegantly appointed, featuring a panelled bath with shower over, WC, and wash hand basin, complemented by stylish tiling.

## SECOND FLOOR

The second floor is dedicated to an impressive principal suite. The vaulted ceiling creates a striking sense of space, while front-facing views over open countryside and a Velux window ensure an abundance of natural light. Built-in storage is thoughtfully designed to maximise both hanging and storage capacity.

The en-suite shower room is well-proportioned and finished to a high standard, featuring a shower cubicle with electric shower, WC, and wash hand basin, with a Velux window and textured half-height tiling.





## OUTSIDE SPACES

Positioned on the edge of the development, the property benefits from minimal passing traffic, enhancing its peaceful setting. The front garden has been gravelled to provide additional off-road parking.

To the side, a generous driveway provides ample parking and leads to a single garage with an up-and-over door, power, and lighting. The garage also benefits from a personal door to the rear garden and boarded eaves storage.

The rear garden enjoys a desirable south-facing aspect and has been designed for low maintenance, predominantly gravelled to create a pleasant and practical outdoor space ideal for relaxing and entertaining.



## LOCATION

Woodford Halse is a well-regarded village in West Northamptonshire, situated approximately 6.5 miles south of Daventry and surrounded by attractive rolling countryside. Known for its friendly atmosphere and strong sense of community, the village offers an appealing balance of rural living with everyday convenience.

The village provides a good range of local amenities including a convenience store, post office, pharmacy, butchers and several public houses, all supporting day-to-day needs. Community life is particularly active, with regular events such as a Christmas street fair and summer activities, alongside local clubs and groups that contribute to a welcoming, community-focused environment.

For outdoor enthusiasts, the surrounding countryside offers excellent walking and cycling routes, with nearby green spaces and nature reserves adding to the village's appeal.

Woodford Halse is served by a well-regarded primary school, Woodford Halse Church of England Primary Academy, which caters for children from nursery through to Year 6 and is known for its strong community ethos.

While the village itself no longer has a railway station, excellent rail services are available from nearby Banbury Railway Station, which provides direct connections to London Marylebone, Birmingham and Oxford. A regular bus service links Woodford Halse with Banbury and Daventry, offering convenient public transport options.

The village is well positioned for road travel, with easy access to the M40 and A361, providing straightforward routes to Banbury, Oxford, Birmingham and the wider motorway network. This makes it an attractive location for commuters seeking a rural setting without compromising on connectivity.

## LOCAL AUTHORITY

West Northamptonshire Council

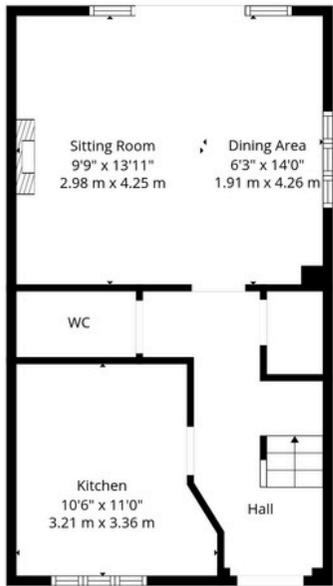
## ENERGY PERFORMANCE

<https://find-energy-certificate.service.gov.uk/energy-certificate/9380-2232-6590-2595-0665>

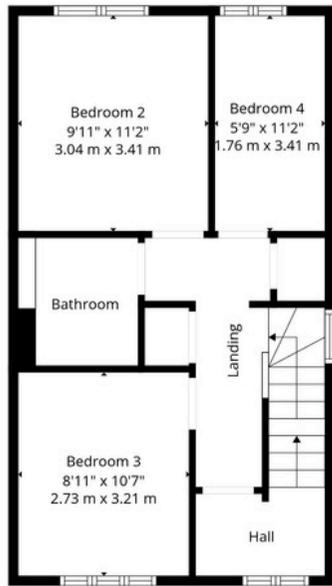
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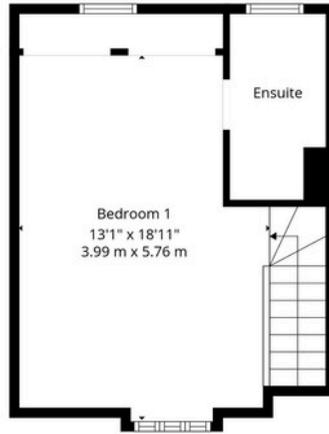




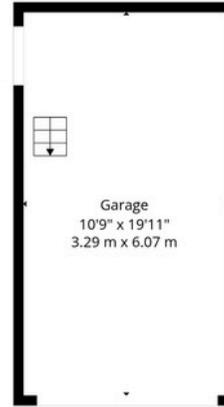
Ground Floor



1st Floor



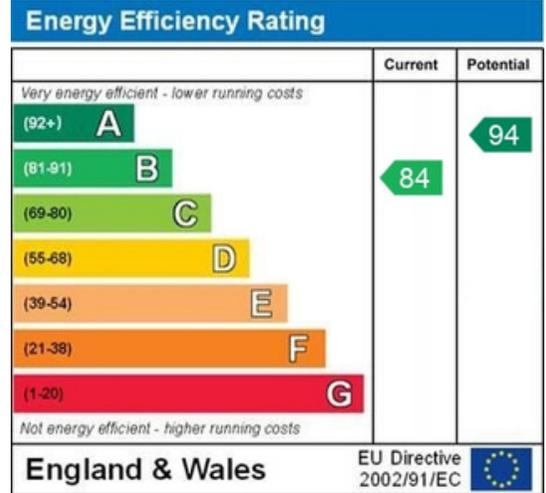
2nd Floor



Garage

**Total: 1145 sq. Ft, 106 m2**  
 Ground Floor: 467 sq. Ft, 43 M2, Garage: 0 sq. Ft, 0 M2, 1st Floor: 390 sq. Ft, 36 M2, 2nd Floor: 288 sq. Ft, 27 m2  
 Excluded Areas: Garage: 215 sq. Ft, 20 M2, Landing: 77 sq. Ft, 7 M2, Low Ceiling: 38 sq. Ft, 3 M2,  
 Undefined: 4 sq. Ft, 0 M2, Walls: 140 sq. Ft, 14 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



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### Important Information

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. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/9698-9083-7353-6951-5970> or contact the agent for a copy in PDF format.

