



40 Hinton Road, Woodford Halse, Northamptonshire, NN11 3TR

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

**40 Hinton Road
Woodford Halse
Northamptonshire
NN11 3TR**

Offers Over: £350,000

A rare opportunity to acquire a charming detached cottage, ideally situated close to village amenities and offering an exciting opportunity for a new owner to update and personalise. Cherished by the same family for many years, the property retains plenty of character and individuality, with three good-sized bedrooms and ample storage throughout. The modern kitchen leads directly onto a courtyard garden, offering excellent potential to create a lovely outdoor seating or entertaining space. Externally, the property benefits from a good-sized front garden, ample off-road parking and an attached single garage — all highly desirable features. Ideal for those seeking a character home with the opportunity to put their own stamp on it, this much-loved family property offers a rare combination of charm, space, parking and potential, having been off the market for many years. A characterful home ready for its next chapter.

VIEWINGS

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



GROUND FLOOR

Entrance Porch

A double glazed door with full glass panelling opens into the entrance porch, with a tiled floor and single glazed windows to both sides. A traditional stable-style wooden door leads through into the sitting room.

Sitting Room

Double glazed window to the front elevation, together with a feature fireplace with stone surround and a fitted stove. Exposed beams to the ceiling add to the character and appeal of the room.

Dining Room

Double glazed window to the front elevation, with panelling extending to half-wall height. A feature fireplace with open fire provides a focal point, while the tiled flooring complements the more traditional character of the room. An obscure double glazed window to the side elevation allows additional natural light.

There is also a cupboard built into the wall housing the electric meter, together with a further built-in cupboard providing useful shelving. A useful understairs storage area can be accessed via a sliding door and benefits from light and power. A further sliding door provides access through to the kitchen.

Kitchen

The kitchen is approached via the main living accommodation, with a door to the right providing access to the staircase rising to the first floor. There is display shelving and a vertical towel radiator. The kitchen is fitted with a range of base and eye-level units with worktop surfaces over, incorporating a single stainless steel sink unit with mixer tap. There are double glazed windows to both the side and rear elevations, while an obscure glazed door with steps provides access to the rear garden. The room has tiled flooring, tiling to splash back areas and attractive exposed beams and ceiling timbers. There is space for a fridge, washing machine and dishwasher.

FIRST FLOOR

Landing

Window to side elevation with a useful storage cupboard over the stairs. An airing cupboard houses the gas fired boiler and provides ample linen shelving.

Bedroom One

Bedroom one benefits from double glazed windows to both the front and side elevations, providing the room with plenty of natural light. There is also a large built-in cupboard with shelving, providing useful storage.

Bedroom Two

Bedroom two has a double glazed window to the side elevation and Velux windows allowing ample natural light. This room further benefits from ample eaves storage to both sides of the room.

Bedroom Three

A good sized third room with double glazed window to the front elevation.



Bathroom

The bathroom has an obscure double glazed window to the side elevation and is fitted with a suite comprising a low-level flush WC, wash hand basin and panelled bath with electric shower over.

OUTSIDE

Front

The cottage enjoys a good sized front garden, set back from the Hinton Road. A paved driveway provides ample off-road parking and gives access to the single garage. The remainder of the garden is laid to lawn.

Garage

The attached garage has double doors to the front and benefits from both light and power.

Rear Garden

The rear garden comprises a courtyard-style area, predominantly paved and enclosed by stone walls. A gate leads to a pathway providing access back to the front of the property, while a further gate gives access to a shared garden.

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.

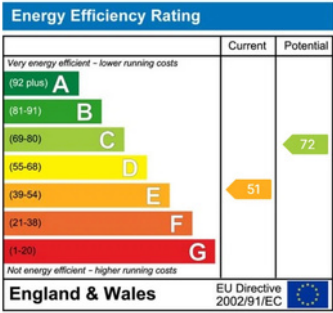


1st Floor



Ground Floor

Total: 977 sq. Ft, 91 m2
Ground Floor: 450 sq. Ft, 42 M2, 1st Floor: 527 sq. Ft, 49 m2
Excluded Areas: Garage: 243 sq. Ft, 23 M2, Undefined: 27 sq. Ft, 2 M2, Porch: 10 sq. Ft, 1 M2, Bedroom 2: 32 sq. Ft, 3 M2, Walls: 119 sq. Ft, 12 m2



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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/0500-4298-0622-0320-3243>, or contact the agent for a copy in PDF format.