



Hinton Hill Farm, Woodford Halse, Northamptonshire, NN11 3QX

HOWKINS &
HARRISON

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Guide Price: £550,000

Hinton Hill Farm is located in a rural position and is accessed via a single-track lane stretching approx. one mile. This four bedroom family home enjoys countryside views and offers potential for further improvements. To the ground floor there are three reception rooms, kitchen/breakfast room, utility/boot room, cloakroom and a garden room. The first floors enjoys four bedrooms and a shower room and separate bathroom with walk in shower. Outside there is a garage and gardens to the front across the shared driveway.

Features

- A rural property with potential
- Three reception rooms
- Fitted kitchen/breakfast room
- Four double bedrooms
- Shower room and family bathroom
- Garage and a garden room
- Garden to the front
- EPC - E



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

Enter the property via the wooden front door into a generous hallway with exposed original stonework, an understairs cupboard. An original pine door provides access to a good-sized sitting room which features a fireplace with wooden mantelpiece and wood burning stove; arched alcove bookcases flank either side; a central original beam and window overlooking the front garden. Stairs rise from the hall to the first floor and an original pine door takes you through to a second reception room with a multi-fuel wood burner and a window to the front. The bright and airy dining room, with brick feature fireplace and central exposed beam, this in turn, leads into a recently refurbished light grey shaker style kitchen with base and eye level cupboards and drawers and an original terrazzo tiled floor. The original inglenook fireplace features an old bread oven door, and houses, more units the ceramic hob and oven below. There is space for an upright fridge/freezer and dishwasher and an inset stainless steel 1.5 sink and drainer is situated under a large window overlooking the front. Adjacent to the kitchen is a large utility with a sink, generous space for white goods and a large, fitted cloak cupboard, another door out to the front of the house, just off the utility is a useful downstairs shower room and WC. A rear door into a single storey room with vaulted ceiling, currently used for storage but benefits from a wooden bifold door and skylight windows would make a stunning garden room or extra reception space.

First Floor

To the first floor the long landing provides access to four double bedrooms, a bathroom and separate shower room with walk in shower. Countryside views are enjoyed from the bedrooms. The shower room offers rainfall shower, wash hand basin with cupboard storage below and a WC. The bathroom, with full size bath, wash hand basin and WC with integrated storage.



Outside

The property sits to the rear of its plot overlooking the surrounding countryside, to the front there is a walled garden and a concrete standing area in front of the second door to park vehicles. There is a single garage to the approach and lawned area. Opposite the front of the house is an orchard enclosed with a conifer hedge with mature mixed fruit and trees, including apple, plum cherry and soft fruit. To the rear of the house there is strip of land for access to the oil tank and boiler. The property extends to approximately 0.26 acres.

The owners of Hinton Hill Farm have shared access with the drive to Hinton House and the drive across the farmers field to the property.

Agents Note

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



Viewing

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

Fixtures and Fittings

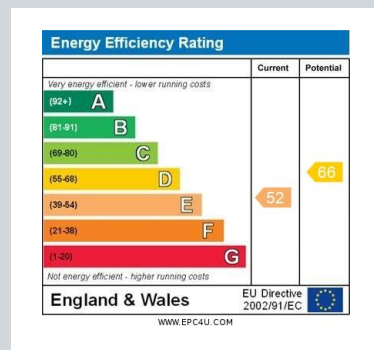
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – E



Approximate Gross Internal Area 2487 sq ft - 231 sq m

Ground Floor Area 1386 sq ft – 129 sq m

First Floor Area 1101 sq ft – 102 sq m



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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