



10 Clock Meadow, BYFIELD, Northamptonshire, NN11 6LP

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

**10 Clock Meadow
BYFIELD
Northamptonshire
NN11 6LP**

Offers Over: £450,000

An attractive double-fronted four-bedroom family home, tucked away within an exclusive development of just fifteen properties, occupying a peaceful cul-de-sac position in the highly sought-after village of Byfield.

Beautifully presented throughout, this spacious family home offers an excellent balance of versatile living accommodation and generous bedroom space. At its heart is an impressive open-plan kitchen, dining and family room that opens directly onto the garden, creating the perfect environment for both everyday family life and entertaining. The property also benefits from four double bedrooms, a garage and ample off-road parking.

Situated within walking distance of the excellent village amenities, this wonderful home must be viewed to fully appreciate both its generous accommodation and desirable location.

VIEWINGS

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



ENTRANCE HALL

A welcoming and spacious entrance hall creates an excellent first impression, providing access to the lounge, open-plan kitchen/dining/family room and cloakroom/WC, with stairs rising to the first floor. A useful airing cupboard offers practical storage for coats and shoes, while double doors open into the lounge.

LOUNGE

A bright and spacious dual-aspect reception room enjoying windows to both the front and side elevations, allowing an abundance of natural light to flood the room - an ideal space in which to relax.

OPEN-PLAN KITCHEN / DINING / FAMILY ROOM

Undoubtedly the heart of the home, this superb open-plan living space has been thoughtfully designed to suit modern family life. Flooded with natural light from the attractive front-facing bay window, rear windows and French doors opening onto the garden, the room provides a wonderful sense of space and connection with the outdoors.

The contemporary kitchen is fitted with a comprehensive range of base and wall-mounted units, complemented by a generous breakfast bar offering additional storage and incorporating a stainless steel sink. Integrated appliances include a fridge, freezer, dishwasher, double oven and gas hob with extractor over.

The current layout comfortably accommodates three distinct areas: a well-equipped kitchen, a bright breakfast area positioned beside the French doors overlooking the garden, and a relaxed family seating area centred around the bay window. The flexible design allows the space to be arranged to suit individual lifestyles, making it an ideal setting for everyday living as well as entertaining family and friends.

A door leads through to the utility room.

UTILITY ROOM

Fitted with a worktop with space and plumbing for a washing machine and tumble dryer beneath. The wall-mounted gas boiler serves the central heating and

hot water system, while an under-stairs cupboard offers excellent additional storage. A courtesy door provides access to the driveway and garage.

FIRST FLOOR

LANDING

A spacious galleried landing provides access to all four bedrooms, the family bathroom and loft. A large airing cupboard houses the hot water cylinder while providing further useful storage.

BEDROOM ONE

A generous double bedroom overlooking the front of the property, complete with a range of fitted wardrobes providing ample hanging and storage space. A door leads through to the en-suite shower room.

EN-SUITE

Fitted with a white suite comprising a WC, pedestal wash hand basin and fully tiled shower enclosure. Finished with half-height wall tiling, tiled flooring and an obscure glazed window to the side elevation.







BEDROOM TWO

A further spacious double bedroom enjoying dual-aspect windows to the front and side elevations, together with a recessed area ideal for a freestanding wardrobe.

BEDROOM THREE

A comfortable double bedroom overlooking the rear garden, benefiting from a built-in wardrobe providing excellent storage.

BEDROOM FOUR

Another well-proportioned double bedroom with a window to the front elevation and a recessed space suitable for a wardrobe.

FAMILY BATHROOM

Well-appointed with a white suite comprising a WC, pedestal wash hand basin, panelled bath with mixer tap and separate shower enclosure. Finished with half-height wall tiling, tiled flooring and an obscure glazed window to the front.



OUTSIDE

Front Garden

The property enjoys an attractive frontage screened by mature hedging, with a pathway leading to the front entrance. The lawned garden wraps around the side of the property and is enclosed by established hedging, with an opening providing convenient access to the driveway.

PARKING & GARAGE

A private driveway provides off-road parking for at least two vehicles and leads to the single garage, fitted with an up-and-over door, and light and power connected.

MAIN GARDEN

The enclosed rear garden is predominantly laid to lawn and complemented by mature planting, creating a comfortable outdoor space for the whole family to enjoy. Behind the garage is a useful area, ideal for a garden shed or summer house. Gated side access leads to both the front of the property and the driveway, providing excellent practicality.



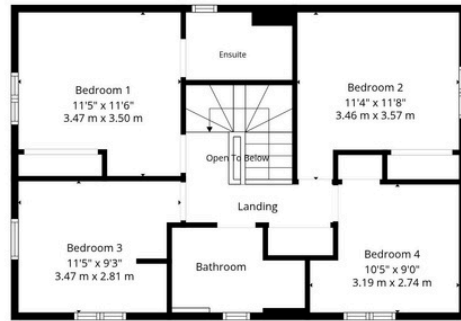
LOCATION

Byfield is a thriving village offering many amenities and has a strong sense of community. There is a GP surgery with pharmacy, village shop with post office, petrol station with essential shopping and the Cross Tree Inn public house. There are numerous clubs and societies within the village to include bowls, football, cricket and tennis as well as an active village hall with regular events and social functions and a nearby children's play area. In addition, there is a village primary school and nursery. There is also a bus stop within walking distance providing an hourly service to neighbouring villages and towns to include Daventry and Banbury.

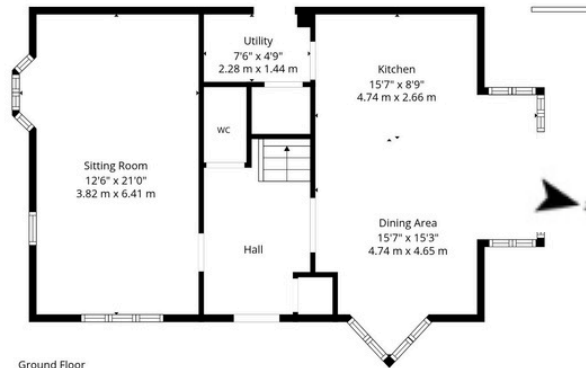
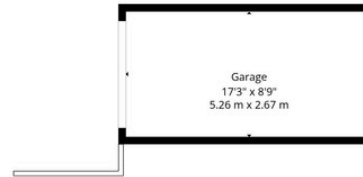
The towns of Daventry, Banbury, Towcester, Northampton and Milton Keynes are within travelling distance and provide more extensive shopping, recreational and cultural facilities. Communication links include the M40 motorway (J11) at Banbury (approx 9 miles) and M1 (J16) (approx. 12 miles).

The closest railway station is Banbury (approx 15 miles) or Leamington Spa (approx. 17 miles) and there is a regular bus service to Banbury and Daventry.

Byfield is within easy reach of local attractions including Canons Ashby National Trust (5 miles) and Farnborough Hall (8 miles), plus the Grade I listed Tudor home of the Washington family, Sulgrave Manor (8 miles). The National Herb Centre is at Warmington (10.7 miles). There is an RC racing facility at Nemo Racing (10 miles) and the Silverstone racing circuit is 15 miles away.



1st Floor




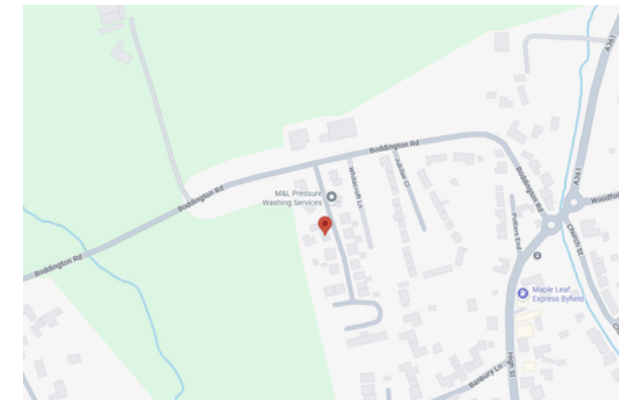
Ground Floor

Total: 1279 sq. Ft, 119 m2
 Ground Floor: 669 sq. Ft, 62 M2, 1st Floor: 610 sq. Ft, 57 m2
 Excluded Areas: Utility: 35 sq. Ft, 3 M2, Garage: 152 sq. Ft, 14 M2, " ": 173 sq. Ft, 17 M2,
 Walls: 133 sq. Ft, 13 m2

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



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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 Your personal estate agent 



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/0330-2782-5630-2206-5461> or contact the agent for a copy in PDF format.

