



6 Whitecroft Gardens, Woodford Halse, Northamptonshire, NN11 3PY

HOWKINS &
HARRISON

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Guide Price: £450,000

A charming and well-presented four-bedroom detached family home located in a cul-de-sac position. The property benefits from refitted kitchen/breakfast room and all the bath/shower rooms have been refitted. Outside a lovely west facing garden with entertaining areas and lawn. There is parking for several vehicles and a double garage.

Features

- A well-presented detached family home
- Refitted kitchen/breakfast room
- Sitting room with wood burner and French doors to the garden
- Primary bedroom with refitted en-suite and wardrobes fitted
- Three further bedrooms
- Refitted family bathroom
- Double garage with electric door
- Off-road parking for several vehicles
- West facing rear garden
- EPC Rating - D



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.

Agents Note

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



Ground Floor

A welcoming entrance is provided via a double-glazed door with matching obscure glazed side panels, opening into a bright and spacious hallway with engineered wood flooring and stairs rising to the first floor. Panelled doors lead to the principal ground floor rooms. A convenient downstairs cloakroom features an obscure double-glazed window to the side and is fitted with a modern two-piece white suite comprising a low-level WC and wall-mounted wash hand basin, complemented by tiled splashbacks and continued engineered wood flooring.

The sitting room is a particularly attractive space, enjoying dual aspect light from a uPVC double glazed window to the front and double-glazed doors opening onto the rear garden. A charming cast iron wood burner with oak beam mantel provides a focal point, while engineered wood flooring adds warmth and continuity. A versatile study/dining room overlooks the rear garden via a uPVC double glazed window and also benefits from engineered wood flooring, making it ideal for home working or formal dining. The kitchen/breakfast room is well-appointed with a range of stylish wall, base and drawer units, complemented by granite work surfaces and a one and a half bowl sink unit with chrome mixer tap. There is space for a Range cooker, plumbing for a washing machine, and a useful built-in understairs storage cupboard with tiled flooring. A uPVC double glazed window to the front provides natural light.

An archway leads through to the utility area, which offers additional granite work surface, plumbing for a washing machine, space for a tumble dryer and an American-style fridge/freezer, along with a wall-mounted gas boiler. A uPVC double glazed door and window provide access and outlook to the rear/side of the property.



First floor

The first-floor landing is light and airy, featuring a Velux window and a built-in airing cupboard housing the hot water cylinder. Panelled doors provide access to all principal rooms.

The primary bedroom enjoys a pleasant outlook over the rear garden via a uPVC double glazed window and benefits from fitted wardrobes as well as an additional built-in double wardrobe. A door leads to the stylishly re-fitted en-suite, comprising a modern three-piece white suite with low level WC, wash hand basin set within a vanity unit, and a fully tiled shower cubicle with MIRA power shower. The room is finished with tiled splashbacks and flooring, and an extractor fan.

Bedroom two is a well-proportioned double room with a uPVC double glazed window to the rear and a useful built-in cupboard.

Bedroom three, also offering built-in storage, is positioned to the front with a uPVC double glazed window.

Bedroom four enjoys a front aspect via a uPVC double glazed window, providing a versatile space ideal as a bedroom, nursery or home office.

The family bathroom has been re-fitted to a high standard and features a Velux window, allowing for plenty of natural light. It comprises a contemporary three-piece white suite including a low-level WC, pedestal wash hand basin, and panelled bath with shower over and chrome mixer taps, complemented by tiled splashbacks.



Outside

The rear garden is a delightful and well-designed outdoor space, fully enclosed by timber panelled fencing for privacy. A paved patio runs immediately adjacent to the property, ideal for al fresco dining, while a slightly raised decked seating area with timber pergola provides an additional entertaining space. The garden is predominantly laid to lawn, complemented by a treated timber covered area featuring a pull-down bar, perfect for hosting gatherings and summer BBQs.

Gated pedestrian side access is provided via a timber gate, along with direct access to the double garage. The garage is equipped with an electric up-and-over door, power and lighting, a rear-facing window, and useful storage within the roof eaves. External lighting further enhances the practicality of the space.

To the front, the property benefits from a generous driveway providing off-road parking for several vehicles, alongside a gravelled area with a variety of established shrubs, adding to the property's kerb appeal.

Viewing

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

Fixtures and Fittings

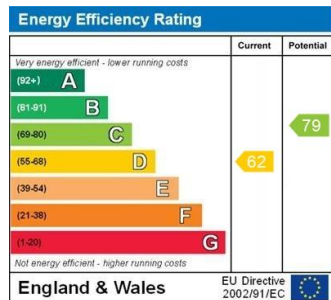
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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



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Approximate Gross Internal Area 1381 sq ft - 129 sq m (Excluding Garage)

Ground Floor Area 686 sq ft – 64 sq m

First Floor Area 695 sq ft – 65 sq m

Garage Area 309 sq ft – 29 sq m



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.



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. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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