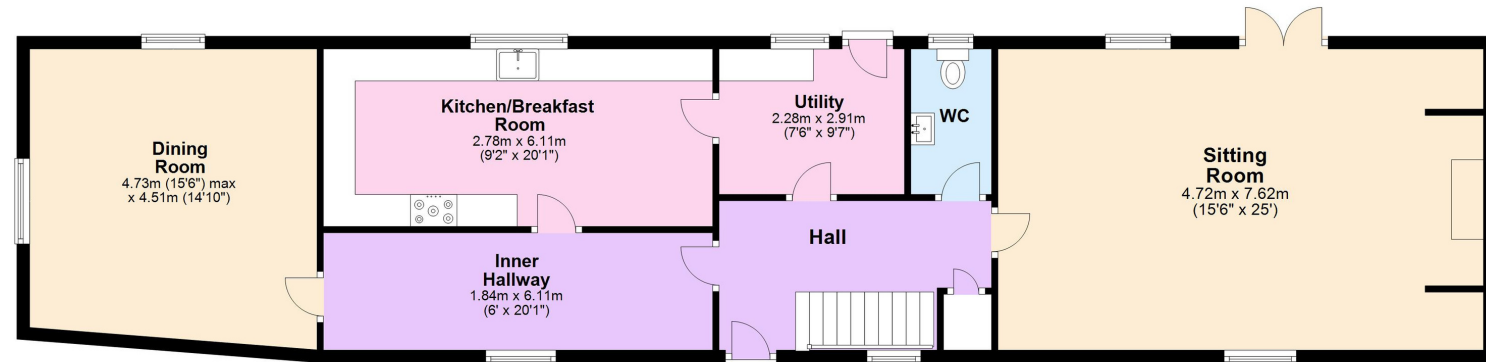
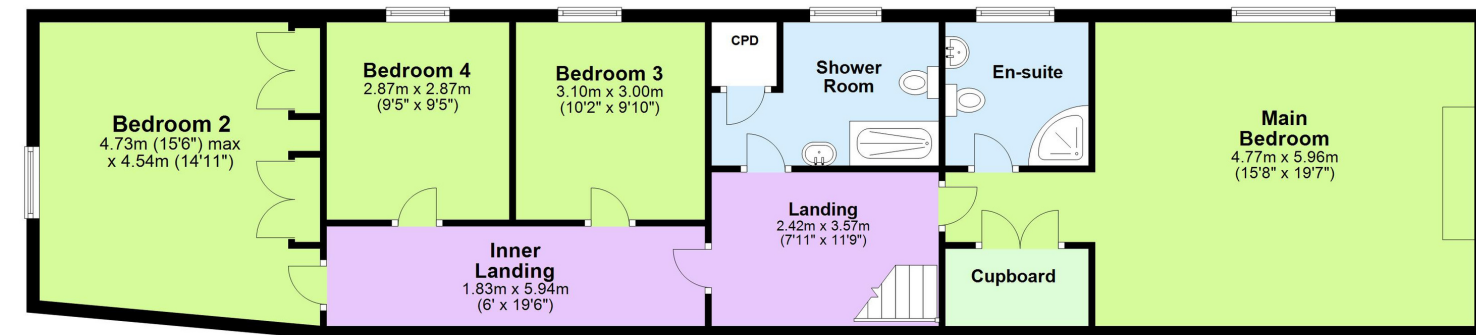




Ground Floor



First Floor



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 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Woodford Halse



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage and Off Road Parking



LOCAL PROPERTY EXPERT JEREMY TAYLOR



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Better than the average Estate Agent. We used two traditional High Street Estate Agents who both promised my Mother they would sell her bungalow easily and get a very high price. They stick it in the window and on the Internet and wait.....After two years we asked Campbells to take it on. What a breath of fresh air! They actively pushed for a sale, keeping us up to date throughout the process. We recommend them without hesitation and thank them for their hard work and success. They have even been in contact six weeks after completion!

Kevin & Florence about Jeremy and the Daventry Team

POOL FARM BARN

WOODFORD HALSE NN11 3TT

- ✓ Two Stunning Reception Rooms
- ✓ Character Features throughout
- ✓ Four Double Bedrooms
- ✓ Inglenook Fire Place
- ✓ Secluded Rear Garden
- ✓ Off Road Parking
- ✓ Large Patio Area
- ✓ Double Garage
- ✓ Utility Room

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



A charming and well proportioned four bedroom barn conversion boasting an abundance of character features throughout.

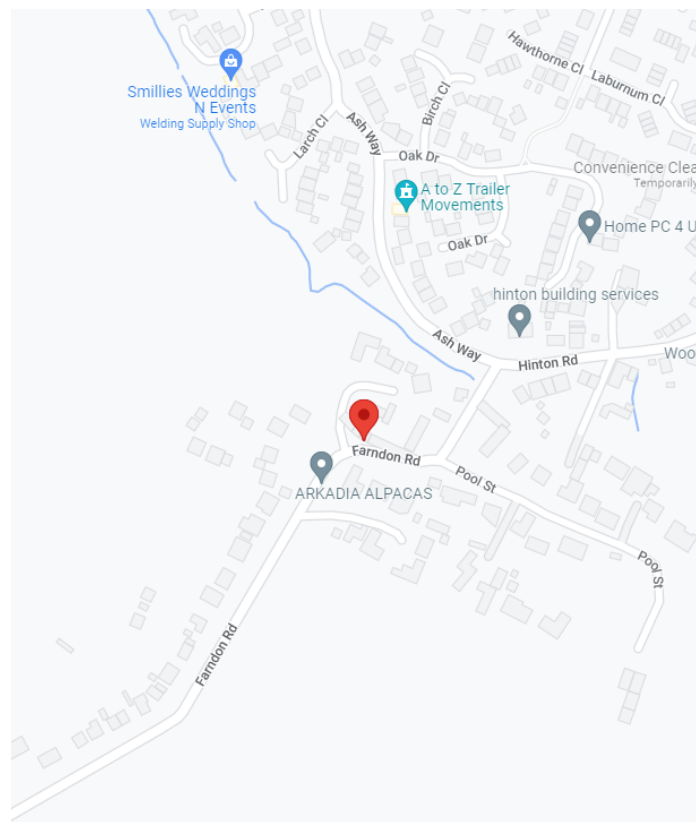
Pool Farm Barn is a charming and well-proportioned four-bedroom barn conversion, boasting an abundance of character features throughout. From the hallway, you will immediately be struck by the charm and character that pervades throughout this fabulous property. A magnificent sitting room, with a wonderful stone-built inglenook fireplace complete with a flagstone hearth and log burner as the focal point. Dual aspect windows and double French doors provide plentiful natural light, whilst the polished exposed timber floors and beams accentuate the character that exudes throughout. The kitchen sits between the sitting room and dining room, completely refitted by the current owner just six years ago, which now offers a wide array of fitted wall and floor units with plenty of room for a kitchen table - ideal for everyday dining.

Adjacent to the kitchen is the utility room which leads directly out to the patio, back garden, garage and driveway. From the first-floor landing there are four double bedrooms and two shower rooms. The Main bedroom is exceptionally spacious and offers built in cupboards on either side of a large chimney breast. There is an additional built-in cupboard at the entrance to the room, which also benefits from an ensuite shower room. Bedroom two is found at the opposite end of the property,, benefiting from fantastic views across over open countryside. This is another very large double bedroom and provides fitted wardrobes at one side. Between the two principal bedrooms you will find two smaller sized double bedrooms and the family shower room. Outside, is a stone built double garage; a portion of or all, could equally be utilised as a workshop, studio or home office. The private garden provides a wonderful place for a barbeque and alfresco dining..



Location

Woodford Halse lies approximately 15 minutes' drive from the market towns of Daventry to the South and Banbury to the North and both have good shopping facilities and other amenities. Banbury train station provides direct connections to London. Woodford Halse has a number of shops including a butchers, a pharmacy, a shoe shop, a florist and a large Co-op supermarket. In addition to the shops, you will also discover on the High Street, a fish & chip shop, an Indian restaurant and a Chinese takeaway, whilst on South Street lies the Fleur De Lys Pub. There is an excellent primary school in the village and a wide range of comprehensive and private secondary schools in very close proximity. The village is surrounded by countryside and woodland, offering a variety of walking routes.



Council Tax: Band F EPC: Rating D

"This is a charming and stunningly beautiful, village property, boasting exposed beams and an inglenook fireplace, perfect for cosy evenings."

