



01327878926

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2 James Watt Close, Daventry NN11 8RJ

**campbells**  
of Woodford Halse



4 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Garage

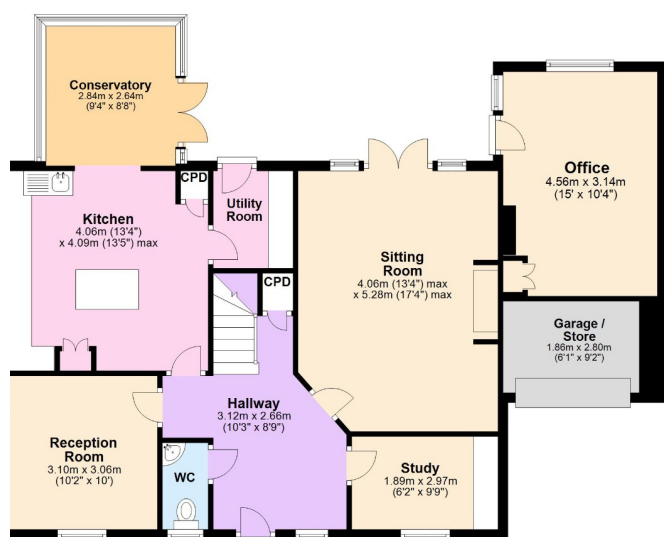


## BECKWELL HOUSE, 73 BYFIELD ROAD

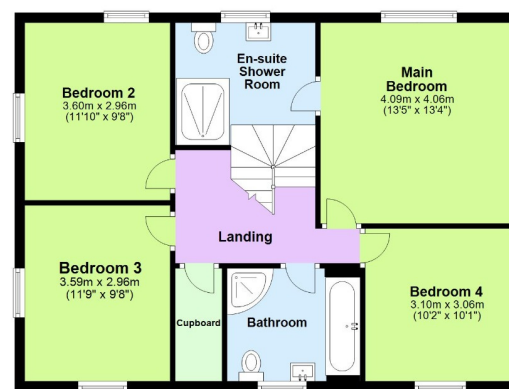
WOODFORD HALSE, NN11 3QS

- ✓ Stunning Sitting Room With Multi Fuel Stove
- ✓ Recently Fitted En Suite Shower Room
- ✓ Excellent Amenities And Transport Links
- ✓ Contemporary Fitted Kitchen
- ✓ Two Further Reception Rooms
- ✓ Landscaped Rear Garden
- ✓ Four Piece Family Bathroom
- ✓ Four Double Bedrooms
- ✓ Study and Home Office

Ground Floor



First Floor



### LOCAL PROPERTY EXPERT JEREMY TAYLOR



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Jeremy was amazing. Every curve ball that came up via our solicitor, he was the one that would reach out to all parties to remove the blockers. We would probably have pulled out of the sale if it weren't for him. I would definitely use Campbells in the future and insist on having Jeremy in our corner

NAME: Kate, NN11 - 11th January, 2024  
ABOUT: Jeremy

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.





**This immaculately presented and astonishingly spacious four 'double bedroom' property can be found on Byfield Road as you enter the popular rural village of Woodford Halse.**

Beckwell House is now ready for its next chapter and to welcome the next family that are fortunate enough to live here. Properties as special as this one are in short supply, so please call the friendly team at Campbells to book your viewing slot. As you enter the property via the brick and timber arched porchway into a spacious, tiled, hallway, you will immediately be struck by the feeling of space and this feeling pervades throughout the entire property. One of the many 'WOWs' that Beckwell House has to offer is the stunning sitting room. With glazed French doors opening on to the patio, this gorgeous reception room benefits from an abundance of natural day light, whilst it is also adorned with a multi-fuel stove to provide a lovely central feature and some welcome warmth during the winter months. Taking a few steps back though the hallway will take you the hub of the house in the shape of the modern fitted kitchen boasting a range of integrated appliances; an array of contemporary wall and base level units; a natural wood worktop and a central Island that doubles up as breakfast bar. A number of years ago, the current owners added a conservatory to the rear of the property and the kitchen opens effortlessly through to this great additional room that enjoys a fabulous outlook over the pristine rear garden. Adjacent to the kitchen is a very handy utility room, with a back door leading on to the patio and garden beyond. This really is a property that keeps on giving ..... At the front of the house, you will find yet another reception room. When the house was first built this was designated as the dining room, however, it is currently utilised as a home gym and it could equally be used as a children's playroom or a snug, depending on your particular needs. The ground floor accommodation is completed by virtue of a perfectly proportioned study, a very useful downstairs WC and a large under stair cupboard.

With all this space on the ground floor, it naturally follows that you will find similar on the upstairs – and you absolutely do! Leading off from the expansive landing area are four double bedrooms and a family bathroom. The main bedroom, at the rear of the property, is exceptionally spacious, has a gorgeous natural wood floor and benefits from a recently fitted en-suite shower room. Bedrooms two and three are also great sized double rooms, allowing ample room for wardrobes and other bedroom furniture, whilst bedroom four is yet another generous sized double bedroom. The constant theme of 'space' continues into the family bathroom, which is equipped with a four-piece suite, comprising a bath, a standalone shower enclosure, a low level WC and a wash hand basin. And last but by no means least, a door from the landing opens into one of the biggest airing cupboards that I have ever seen! You will now be aware that I love the inside of Beckwell House and the same can be said of the outside. The south-facing, beautifully landscaped garden, with manicured lawn and mature shrubs and trees provides perfect tranquillity for any gardener. When the summer months are with us, there is an extensive patio area, perfect for hosting gatherings, from children's birthday parties to messy teen thrashes and intimate evenings around a firepit. Beyond the patio is a door that leads into the superbly fitted out home office, complete with underfloor heating and double aspect windows with views over the beautiful rear garden. With a study inside the house, you may not require a dedicated home office as well, but this room could easily be transformed into teen hangout, a studio, a workshop or even re-instated to a full size single garage. The front half of the original garage remains as very useful storage space. The garden comes with a large greenhouse, a garden shed and a log store and if you would like a hot tub, this may be available by way of separate negotiation. There is side access at both sides of the property and at the front there is off road parking for two cars.



**Location**

Whilst I hope the above gives you a good indication of the quality and potential of this wonderful property, I should also tell you a little bit about Woodford Halse. Woodford Halse is a delightful village located equidistant between the market towns of Banbury and Daventry and both have good shopping facilities and other amenities. The village is served by an hourly bus service to both towns. This rural village has a popular reception and junior school and there is wide selection of comprehensive and Independent secondary schools in very close proximity. Woodford Halse has a number of shops including a butcher, a pharmacy, a shoe shop, a beauty salon, a hairdresser 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. When you are in need of a little fresh air and exercise, just a few minutes' walk from Beckwell House you will find both a large sports field and a pocket park. Its location makes Woodford Halse a much sought-after commuter village, whether you need to travel locally, regionally, nationally or further afield. Junction 11 of the M40 is just 10 miles away and junction 16 of the M1 is just 20 miles away. There is an hourly train service from Banbury to London Marylebone (60 minutes) and Birmingham New Street (55 minutes.) Air travel is available at Birmingham International and East Midlands Airports, both accessible within an hour.



Council Tax: Band E    EPC: Rating C

“This lovely family home was built in 2000, and has since witnessed the soundtrack of everyday family life – where laughter has flowed, tender moments shared, teenage tantrums endured, and memories made.”