



STONEMASONS CLOSE

Woodford Halse, Northampton, NN11 3UR



DAVID COSBY
ESTATE AGENTS



Stonemason Close

Woodford Halse, Northampton, NN11 3UR

Total GIA Floor Area | Approx. 110 sqm (1184 sqft)



4 Bedrooms



1 Receptions



2 Bathroom

Features

- Ideal first-time purchase or investment property
- South facing rear garden
- Overlooking parkland
- Village location
- Remaining portion of NHBC Warranty
- Off-road parking
- 4 Bedrooms
- Ensuite to master bedroom

Description

A superb 4-bedroom semi-detached property with off-road parking and south facing rear garden. Constructed in 2018 by Taylor Wimpey, and located in the popular village of Woodford Halse which has a fantastic range of local amenities and facilities. The property would make an ideal first-time purchase and has been extremely well maintained by the current owners. Accommodation includes 4 bedrooms (master bedroom with ensuite), family bathroom, good-sized dual-aspect sitting room with French doors opening onto the south facing rear garden and useful large storage cupboard, ground floor cloak room, and kitchen / dining room. The property is set back from Stonemason Close, and the front aspect overlooks a lawned recreational ground.



The village of Woodford Halse is located in West Northamptonshire, approximately eight miles equidistance from Towcester, Banbury, Southam, and Daventry, and is surrounded by unspoilt rolling countryside.

The Property

Entrance Hall

The property is accessed via a traditionally-styled four-panel door with projecting canopy over. The entrance hall is finished with polished tiles and has good natural lighting provided by a two-unit window to the side elevation. The majority of the windows throughout the property are fitted with quality hinged venetian blinds. A straight flight of timber stairs with cut pile carpet and painted balustrades and handrails leads to the first-floor accommodation. Glazed doors lead to the kitchen/dining room and main sitting room, and there is a useful downstairs cupboard. Mains back up smoke detection has been installed.

Kitchen / Dining

The large kitchen/dining room and has a three-unit window overlooking the front aspect with views onto the recreation ground. There are a good range of base and wall units with clean lined doors fitted with chrome handles and timber effect roll top work-surfaces. There is a stainless-steel sink, built in electric two-door oven, and four-burner gas hob with extractor hood over. Space has been provided for a dishwasher, washing machine and fridge freezer. Floors comprise matching polished tiles which extend through from the entrance hall. Mechanical extract ventilation has been installed.

Sitting Room

The large dual-aspect sitting room is located to the rear of the property and has French doors with matching side lights opening on to a large patio in the south facing rear garden. Further natural lighting is provided via a two-unit side elevation window. A four-panelled door leads to an oversized storage area which could have a number of uses. Floors comprise polished tiles which extend through from the entrance hall and artificial lighting is provided by two pendant lights.

Understairs Cupboard

There is a good sized downstairs cupboard off the main entrance hall providing ample space for cloaks, shoes and other household items.

Cloakroom

The cloak room has contrasting polished floor tiles and neutrally coloured, mosaic effect wall tiles to dado level. Sanitary appliances include a contemporary wash hand basin with chrome mixer tap and pedestal, and a close-coupled WC. Mechanical extract ventilation has been installed.



The Property

First Floor Landing

The galleried first floor landing has cut pile carpet which leads through to the principal bedrooms. Natural lighting is provided by a casement window to the side elevation and there is a hinged loft hatch providing access to the roof space with extendable aluminium ladder. The steeply pitched roof space affords good head-height with potential for conversion, subject to statutory approval.

Master Bedroom

The master bedroom has an abundance of natural sunlight from a three-unit window overlooking the recreation ground. Floors are finished with cut pile carpet and there is space for a good size double bed and storage.

Master Bedroom Ensuite

The ensuite is fitted with a three-piece suite comprising ceramic wash hand basin with chrome mixer tap, close-coupled WC, and double-width shower cubicle with sliding glass screen. Mechanical extract ventilation has been installed and floors are finished with dark polished tiles. Walls have been finished with full height, neutral coloured, mosaic tiles.

Bedroom Two

A neutrally decorated double bedroom with a two-unit window overlooking the south facing rear garden.

Bedroom Three

Bedroom three is also neutrally decorated with fitted with cut pile carpet and and overlooks the south facing rear garden.

Bedroom Four

Bedroom four is a single bedroom located to the front right-hand side of the property with a two-unit window overlooking the recreation ground and is fitted with cut pile carpet and is neutrally decorated.

Family Bathroom

The family bathroom is fitted with a three-piece suite comprising ceramic wash hand basin with chrome mixer tap, close-coupled WC, and bath with shower over. Mechanical extract ventilation has been installed and floors are finished with dark polished tiles. Walls have been finished with full height, neutral coloured, mosaic tiles.



Grounds

Front Aspect

The property has a fantastic open front aspect overlooking a large recreation ground and is set back from Stonemason Close with two parking bays and a block paviour pathway leading to the front elevation. There is a grassed area to the front of the property with adjoining low level privet hedgerow which separates a border to the front elevation which is filled with low level shrubs and flowering bulbs.

Rear Garden

The pretty south facing rear garden has good sunlight and has been well maintained by the current owners. There is a large patio area off the French doors to the sitting room suitable for alfresco dining, and a central lawned area with steps leading down to a large timber shed. Boundaries comprise predominantly of facing brick garden walls with tile-crease details beneath solid brick copings.

Side Aspect

The side aspect to the property has a privet hedgerow and perimeter lawned area with steps leading up to gated access into the rear garden. Verges have been well maintained with perimeter shrubs and bulbs which are just coming into flower.

Agent Note

As with many modern developments, a charge may be payable to a management company towards the upkeep of common areas on the estate.



Location

The village of Woodford Halse is located in West Northamptonshire, approximately eight miles equidistance from Towcester, Banbury, Southam, and Daventry, and is surrounded by unspoilt rolling countryside.

There are several walking trails and nature reserves nearby, including the Woodford Halse Wildlife Walk, which offers stunning views and interesting local flora and fauna. Further outdoor attractions include the stunning Fawsley Hall Hotel and Park, the National Trust property - Canons Ashby, and the beautiful Badby Woods with bluebells and wild deer.

The village has a thriving community and boasts more than just the usual village amenities, including a primary school, a range of shops, a traditional butcher, a florist, a chemist, a library, a restaurant, and a popular public house.

Woodford Halse offers a fantastic location for those seeking a peaceful countryside retreat with easy access to a range of modern amenities and services. For those who require regular access to London there is easy access to the M40 motorway, and mainline railway stations are located in nearby Banbury providing a fast connection to London with a travel time of under an hour.

Property Information

Tenure: Freehold

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Gas, and Electricity

Council Tax: Band C **EPC:** Rating B

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



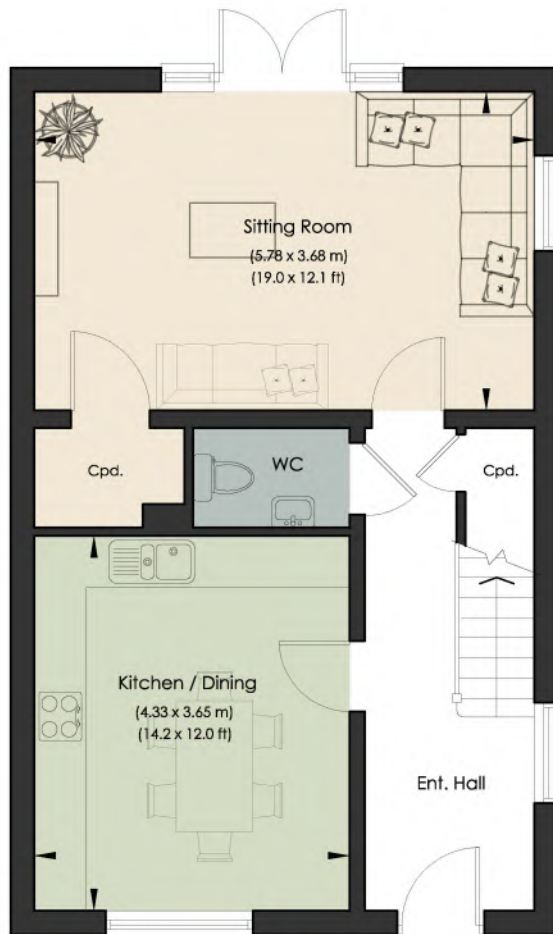
Stonemason Close, Woodford Halse, NN11 3UR

Approximate GIA (Gross Internal Floor Area) = 110 sqm (1184 sqft)

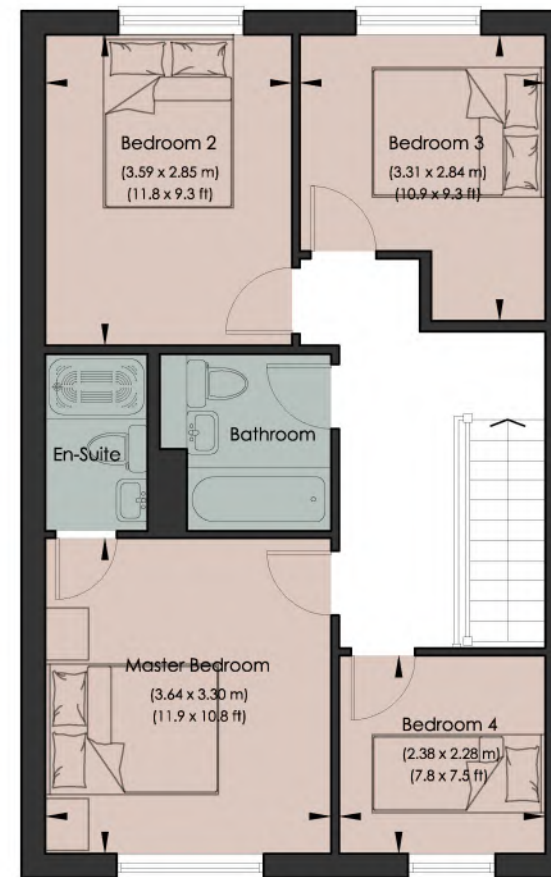


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 55 sqm (592 sqft)



FIRST FLOOR GIA = 55 sqm (592 sqft)



WOODFORD HALSE

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