



 01327 878926  
 [www.campbell-online.co.uk](http://www.campbell-online.co.uk)  
 2 James Watt Close, Daventry NN11 8RJ

# campbells

of Woodford Halse



4 Bedrooms | 3 Bathrooms | 2 Reception Rooms | Private Driveway



## LOCAL PROPERTY EXPERT RHIAN HANDLEY



 01327 878926

 07842 743 406

 [rhian@campbell-online.co.uk](mailto:rhian@campbell-online.co.uk)

We had the absolute pleasure of working with Rhian as our estate agent, and we cannot recommend her highly enough! From the very start, she was approachable, warm, and incredibly kind, instantly making us feel comfortable during what can often be a stressful process. Rhian's openness and transparency set her apart—she was always available to answer any questions we had and was completely honest and clear about every detail.







What truly impressed us was her willingness to go above and beyond. Whether it was arranging last-minute viewings, providing thoughtful advice, or simply being there to support us every step of the way, Rhian consistently exceeded our expectations. Her dedication to making sure everything went smoothly made a world of difference, and it was clear that she genuinely cared about helping us find the perfect home.

We would wholeheartedly recommend Rhian to all our friends and family. She's not just an exceptional estate agent but also a wonderful person to work with. Thank you, Rhian, for all your support in helping us purchase our first home.

**NAME: John - Daventry, 16th October 2024**  
**ABOUT: Rhian**

# SAREDON, STATION ROAD

WOODFORD HALSE, NN11 3RB

-  Detached Four Double Bedroom Home
-  Owned Solar Panels with Energy Savings
-  Gated and Private Driveway
-  Modern Kitchen/Diner with Utility Room
-  Inviting Living Room with Fireplace
-  Master Bedroom with En-Suite Bathroom
-  Sunny Rear Garden and Bar Area
-  Private Garden with Large Storage Sheds
-  Gas Central Heating with Hive Control

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.





### Detached Four Bedroom Property For Sale in Woodford Halse, Northamptonshire

This beautifully presented four bedroom detached home offers an exceptional opportunity for families seeking flexible living space in the popular village of Woodford Halse, Northamptonshire. With approximately 127sqm (1,367 sq.ft) of internal space, this modern and energy efficient home is both spacious and practical.

'Saredon' is set back from the road with a gated private driveway, providing off-road parking and a sense of privacy. Located within walking distance of the village centre, shops, and amenities, it's perfect for those wanting a balance of countryside living and modern convenience.

The heart of the home is the immaculately re-fitted kitchen/dining room, featuring sleek modern units, integrated appliances, and a utility room for added practicality. This space is ideal for cooking, dining, and entertaining.

The inviting living room is bright and airy, with a feature gas fireplace which can be reinstated back into a working fireplace. The living room offers patio doors opening onto the sunny rear garden – perfect for relaxing or hosting gatherings.

Staying downstairs, two double bedrooms are located on the ground floor, the second bedroom offers flexible options for family, guests, or even a home office or hobby room. A stylish family shower room just next door which completes the downstairs layout, providing convenience and accessibility.

The master bedroom on the ground floor offers a great space currently having a large wardrobe as you enter, with an immaculate and large ensuite. Views can be seen of the garden from your bedroom.

Upstairs, the spacious second bedroom boasts storage space in the eaves and an ensuite shower room. A further double bedroom offers plenty of space and flexibility, whether for family members, guests, or additional workspace (which is currently being used as an office).

The private rear garden has been beautifully maintained and includes a bar area, patio seating, and large storage sheds either side, making it ideal for summer entertaining. This home is designed with eco friendly living in mind, featuring owned solar panels that feed directly into the property and a gas central heating system with Hive controls, ensuring energy efficiency and lower running costs.

Additional benefits of this property include gas central heating, ensuring warmth and comfort throughout the year, UPVC Double Glazed windows throughout and a convenient downstairs WC for added convenience.

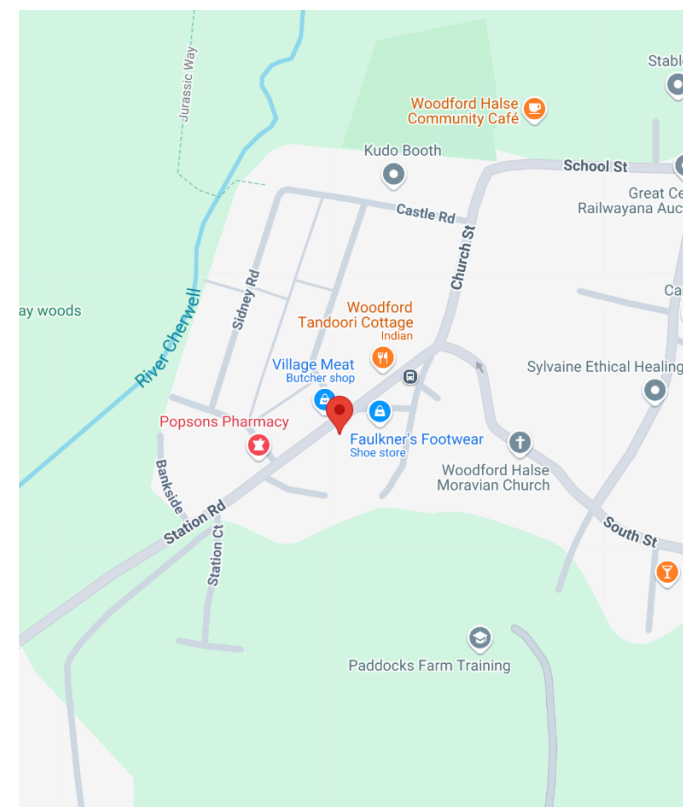
If you are seeking a spacious family home in a desirable location, with excellent transport links, local amenities, and scenic surroundings, look no further than 'Saredon' in the village of Woodford Halse.

## LOCATION

Woodford Halse is a thriving village with a variety of amenities, including shops, pubs, a medical centre just in Byfield, and local schools. Surrounded by countryside, it's perfect for dog walkers and nature lovers, with easy access to footpaths and bridleways.

For commuters, the village offers convenient road links to Banbury, Daventry, and the M40. Rail links to London Marylebone and Birmingham are available from Banbury Station, just a short drive away.

For nature lovers, this property is surrounded by Woodford's woodland walks, offering lovely strolls or energetic walks right on your doorstep. Enjoy the sounds of nature and embark on adventures through the countryside.



Council Tax: Band B    EPC: Rating D

“If you’re looking for a spacious, energy efficient family home with modern features and a fantastic village location, this property in Woodford Halse could be the one for you.”

