



MAXWELLS



**3 Byfield Road, Woodford Halse, Daventry, Northamptonshire. NN11 3EB**  
**Guide Price £425,000 - Freehold**



## PROPERTY DESCRIPTION

Nestled in trees by the banks of the River Cherwell is this beautiful, detached family home that offers superb levels of well designed accommodation that perfectly marries the garden and internal space. This really is a must see property as it's truly one of a kind.

Converted from a commercial building over 2019 and 2020, this individually designed detached home sits in lovely gardens and is set back from the road with a private, gated driveway for several vehicles. A lovely, stone slab pathway leads to the front door where there is an attractive decked area ideal for enjoying the morning sun. The composite door opens into a generous hallway with plenty of natural light and space to hang coats and store shoes, all of the accommodation is accessed along this main hallway.

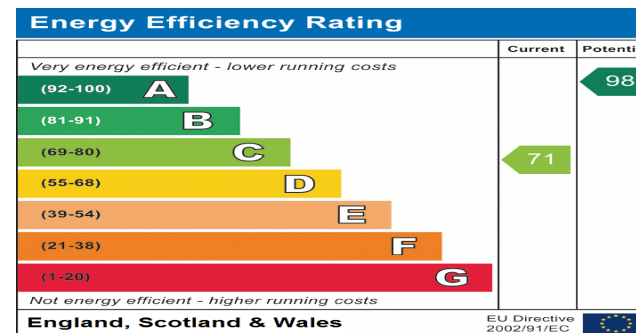
The heart of the home is the stunning 23'5" x 20'5" open plan sitting / dining / kitchen with skylights into the vaulted ceiling and a fabulous bi fold door opening to a timber decked patio and pathway leading deeper into the garden. The kitchen itself is fitted with a lovely range of base cabinets and there are plenty of windows spilling natural light into this well designed and contemporary living space. The master bedroom has windows overlooking the River Cherwell and gardens plus a range of lovely trees overhanging the bank. The en suite is a generous size with a three piece suite. Bedrooms two and three are both good sized double bedrooms and enjoy the same views as the master bedroom. The family bathroom is on the front of the house and is fitted with an attractive, white three piece suite plus large window for natural light. At the far end of the hallway is the indispensable utility room which has plumbing for a washing machine, sink and low level w.c.

The gardens and outside space are really special. The garden follows the natural course of the river with a glorious range of trees overhanging the bank and offer a cooler location when the sun gets too much. Following the footpath you arrive at a large, timber decked area which offers beautiful dappled sunlight allowing you to enjoy long summer evenings over looking the river and on to the adjacent fields.

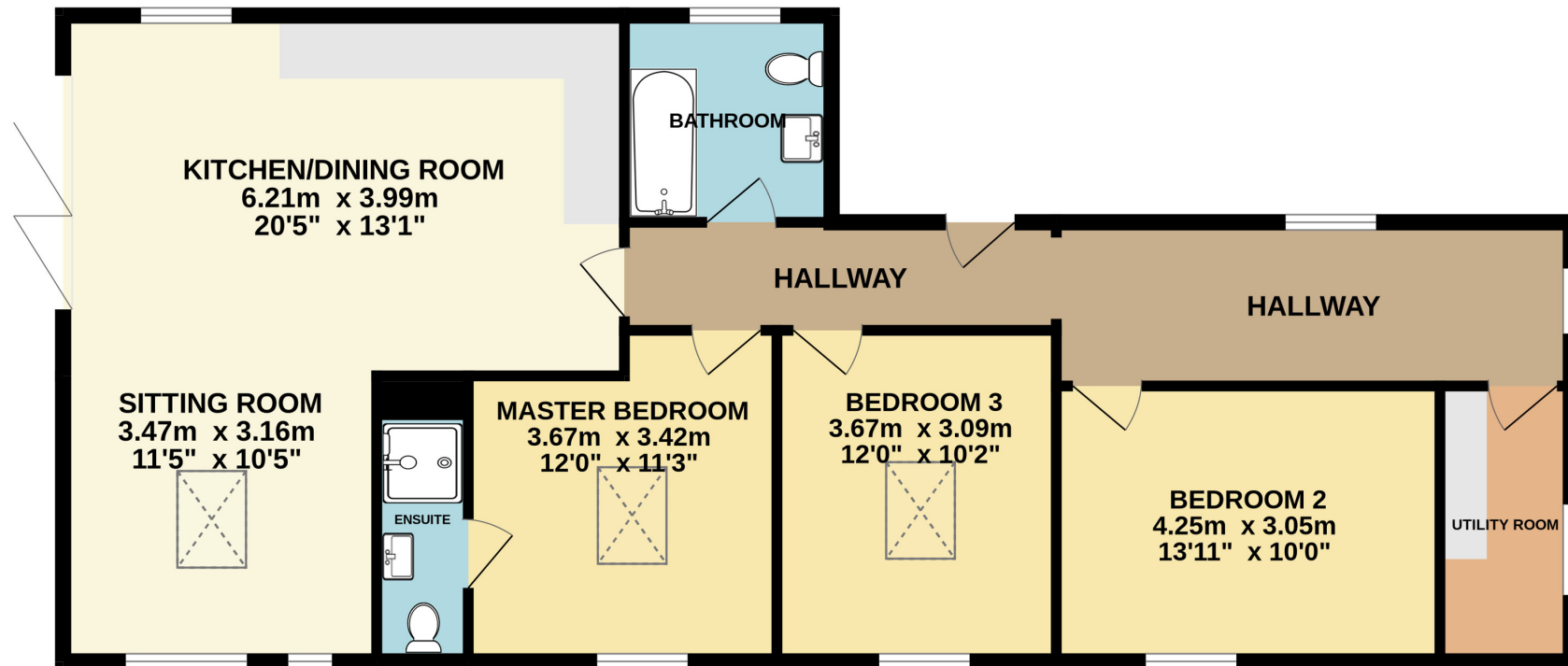
Agents Note: as described above, the garden and property sits adjacent to a narrow section of the River Cherwell. According the Environment Agency it is in a level 2 flood risk area, however, our understanding is that since the building was erected in the early 1970's the building itself has never suffered from any flooding. Please ask for further information.

## POINTS OF INTEREST

- Individually Designed & Built Detached Home
- Three Double Bedrooms
- Glorious Gardens
- Superb Open Plan Kitchen / Sitting / Dining Room
- Vaulted Ceilings Throughout
- Gated Driveway Parking
- En Suite To Master Bedroom
- Utility Room
- Converted In 2019 With Remainder Of 10 Year Building Warranty



## GROUND FLOOR 100.3 sq.m. (1079 sq.ft.) approx.



TOTAL FLOOR AREA : 100.3 sq.m. (1079 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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