



4 Hollow Way, Eydon, Daventry, Northamptonshire, NN11 3PW

HOWKINS &
HARRISON

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Daventry, Northamptonshire,
NN11 3PW

Guide Price: £425,000

A rare opportunity to acquire this detached bungalow, ideally situated in a highly sought-after village setting. Offered to the market with no onward chain, this three-bedroom home presents excellent potential for modernisation, improvement, and extension (subject to the necessary planning consents).

Enjoying a peaceful and idyllic location, the accommodation currently comprises a spacious sitting room, separate dining room, kitchen, family bathroom, and three well-proportioned bedrooms.

Outside, the property benefits from wrap-around gardens and a detached stone-built garage, further enhancing the appeal and potential of this charming bungalow.

Features

- A detached 2/3 bedroom bungalow
- Requires updating and vision
- Offers good potential to improve and extend (subject to planning permissions)
- Sitting room
- Dining room
- Three bedrooms (one currently used as a workshop)
- Established gardens
- Detached stone built garage and off road parking



Location

Eydon is a village and civil parish in West Northamptonshire, located about 8 miles northeast of Banbury and roughly 10 miles southeast of Daventry.

The parish is bordered by the River Cherwell to the west, a tributary stream to the south, and fields to the north and east. The Church of St Nicholas, a Grade II* listed building, showcases notable English Romanesque architecture. The village also features a 17th-century public house, the Royal Oak.

Eydon is approximately 11 miles from Banbury railway station and around 7 miles from Junction 11 of the M40. For everyday shopping, the nearby village of Woodford Halse is just 1.5 miles away.



Ground Floor

The property is entered through a half-glazed solid door into a porch with glazed French doors leading into the main hallway. The hallway features laminate flooring, two radiators, a UPVC double glazed side window, built-in airing and storage cupboards, and an electric loft hatch with pull-down ladder and automatic lighting. Panel doors provide access to the connecting rooms.

The sitting room enjoys plenty of natural light from a UPVC double glazed front window and French doors to the side aspect. A cast iron wood burner, quarry tiled hearth, and stone fireplace and a radiator.

The dining room benefits from dual aspect UPVC double glazed windows to the front and side, laminate flooring, radiator, and an open fireplace with quarry tiled and brick surround. A glazed door leads through to the kitchen. The kitchen is fitted with a range of wall and base units with roll-top work surfaces, incorporating a built-in oven, electric hob with extractor canopy over, and stainless-steel sink. There is plumbing for a washing machine, tiled flooring and splashback areas, radiator, UPVC double glazed windows to the side and rear, and a half-glazed side access door. A panel door leads back into the hallway.



There are three bedrooms in total. Bedroom One features a UPVC double glazed side window and radiator. Bedroom Two also has a side aspect UPVC double glazed window and radiator. Bedroom Three benefits from dual aspect UPVC double glazed windows, exposed wooden flooring, radiator, and was formerly utilised as a workshop, offering flexibility for a variety of uses.

The bathroom comprises a white three-piece suite including a low-level WC, wall-mounted wash hand basin with storage cupboard beneath, and P-shaped panelled bath with electric shower over and curved glass screen. Additional features include a heated towel rail, tiled flooring and splashback areas, and obscure UPVC double glazed rear windows.

Outside

Approached via double wrought iron gates opening onto a gravel driveway providing ample off-road parking and access to a larger-than-average detached stone garage with pitched roof, side pedestrian door, and double timber opening doors.

The front garden is mainly laid to lawn with a variety of established shrubs, plants, and trees, together with a greenhouse and hedged boundaries. Steps lead to the side pedestrian access and main entrance. The rear garden is predominantly laid to lawn and offers excellent potential for landscaping and personalisation. Additional external features include an oil tank, oil-fired boiler, and outside tap.



Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison on Tel: 01327-316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council Tel:0300-126700
Council Tax Band-C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Howkins & Harrison

27 Market Square, Daventry, Northamptonshire, NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

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Approximate Area = 1126 sq ft / 104.6 sq m
Garage = 220 sq ft / 20.4 sq m
Total = 1346 sq ft / 125 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Howkins & Harrison. REF: 1461131

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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