



BY DESIGN

The Old Vicarage

Woodford Halse, Daventry, Northamptonshire



Exquisite Five Bedroom Victorian Former Vicarage set in circa 0.7 Acres of Grounds

Set within the Woodford Halse Conservation Area, the Old Vicarage is an impressive detached Victorian residence combining architectural presence with generous, highly practical family accommodation. Stone and brick elevations beneath a slate roof give the house a distinctive character, while mullioned windows with sash inserts, deep skirting, cornicing, open fireplaces and an elegant central staircase reflect its heritage. A comprehensive programme of improvement has introduced a bespoke Hunts of Bloxham kitchen, updated bath and shower rooms, upgraded heating and largely replaced glazing, creating a home that feels refined, comfortable and thoroughly suited to modern life.

Arranged over two principal floors with a substantial wine cellar below, the house provides approximately 4,000 sq ft. The reception spaces balance formal entertaining with relaxed everyday living, while five well-proportioned bedrooms and three bathrooms provide excellent family and guest accommodation. A further 1,325 sq ft of traditional outbuildings brings the overall floor area to approximately 5,330 sq ft and adds exceptional versatility.





Ground Floor

An arched timber door opens into an elegant central reception hall, where the high ceilings, panelled detailing and graceful staircase immediately reveal the character of the house.

The drawing room is a beautifully proportioned reception space with tall, sash windows with shutters, deep cornicing and a finely detailed fireplace providing an impressive focal point. Across the hall, the sitting room/study offers a quieter retreat, with bespoke shelving and cabinetry arranged around a wood-burning stove. Its generous proportions make it equally well suited to relaxed family evenings or working from home.

The formal dining room provides a superb setting for entertaining, this substantial room combines an abundance of natural light with an attractive period fireplace (currently capped) and direct access to the garden, perfect for entertaining throughout the seasons.

At the heart of the home is a beautifully crafted kitchen, handmade by Hunts of Bloxham. Its timeless country styling complements the character of the property while providing everything required for modern family life, including a substantial range-style cooker, generous storage and space for an American-style fridge freezer. Dual-aspect windows flood the room with natural light and frame attractive views across the grounds, while the generous proportions easily accommodate a large breakfast table, creating a wonderfully relaxed setting for informal dining and entertaining.

A practical boot room provides everyday access to the garden, with a separate cloakroom completing the ground-floor accommodation.

Stairs descend to the substantial wine cellar, a characterful and useful space offering excellent capacity for wine storage as well as wider household storage.

















First Floor

The central staircase rises to a broad, light-filled landing, where a rooflight and the original balustrade enhance the sense of space. Five bedrooms are arranged across the first floor, each retaining the generous ceiling heights and pleasing proportions found throughout the house.

The principal bedroom is an exceptionally generous double with extensive fitted wardrobes and conveniently positioned beside a separate shower room. A second substantial bedroom with a fitted wardrobe and sink is adjacent which is also served by the shower room.

Three further bedrooms include two well-proportioned doubles with fitted wardrobes, one benefiting from an ensuite, together with a smaller fifth bedroom - ideally suited for use as a home office, nursery or dressing room. A spacious family bathroom containing a bath and separate shower and a separate toilet room offering flexibility supporting the smaller bedroom and the other double bedroom.



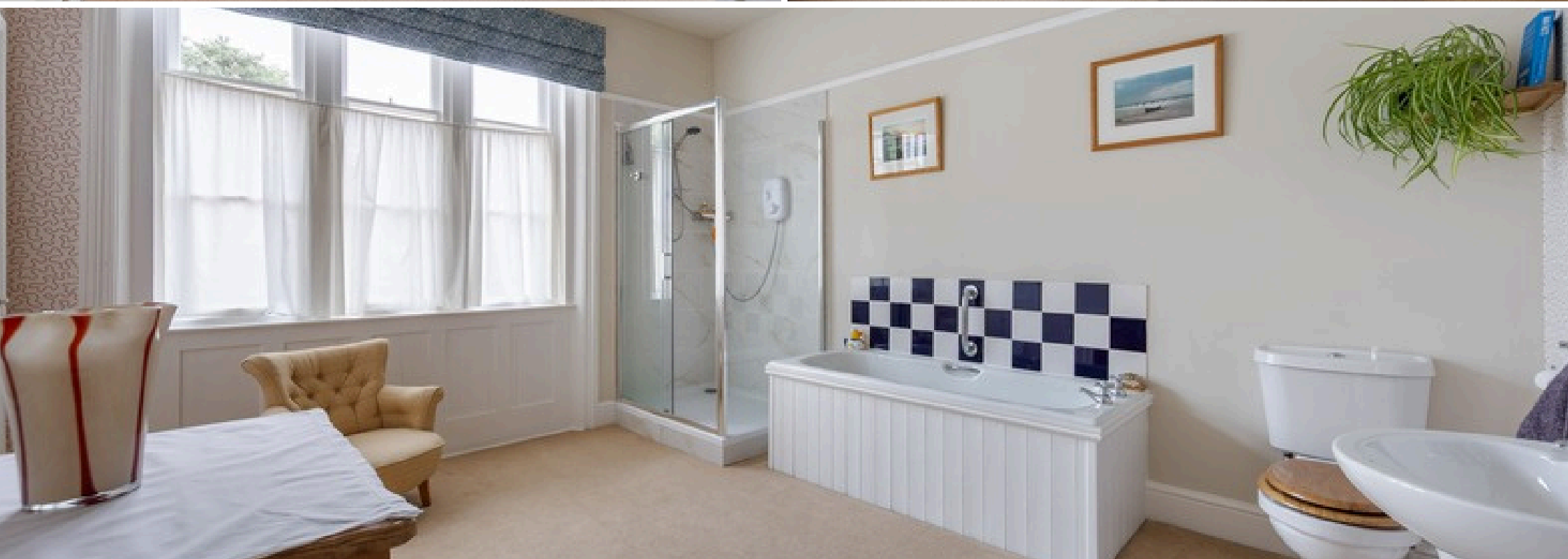












Outside

The Old Vicarage is approached through stone pillars and metal gates, opening onto a broad gravel driveway with extensive parking and turning space. The house sits with considerable presence within approximately 0.7 acres, yet its established boundaries and mature planting create a welcome sense of privacy in the heart of the village.

The established gardens are partly walled and predominantly laid to lawn, with fruit trees, yew, holly, poplar and mature borders providing colour and structure. Beautifully landscaped paths with flower beds link the house with the substantial terrace, the kitchen garden and steps leading up to the lawned areas.

A bespoke oak-framed gazebo with a cedar-shingle roof forms an exceptional outdoor entertaining space. Set beside a paved, heated terrace, it provides a sheltered setting for dining and relaxing throughout the year. Beyond, the productive kitchen garden has been thoughtfully arranged with raised beds, a greenhouse and ornamental pond.

The extensive traditional outbuildings include a garage and workshop, stores, a former stable with hayloft and a further building believed to have once served as a doctor's surgery. At the eastern end of the garden, the former coach house provides a ready-made entertaining space. Together, these buildings offer genuine scope for a guest annexe, home office, studio or party barn, subject to the necessary consents.













Location

Woodford Halse is a thriving village positioned close to the borders of south Northamptonshire, north Oxfordshire and south Warwickshire. Everyday amenities include shops, a post office, pharmacy, public house, restaurants, a library with cafe, primary school and a range of sports clubs. The village also has its own nature reserve and access to attractive woodland walks, while Harley Equestrian offers a popular destination for coffee, lunch and lifestyle shopping.

The market towns of Daventry, Towcester and Banbury are all within convenient reach, providing a wider selection of shopping, leisure and professional services. Road connections are excellent, with the M40 at Banbury approximately 11 miles away and the M1 at Upper Heyford around 15 miles away. Banbury railway station provides direct services to London Marylebone, with peak journey times from approximately 56 minutes.

The area is particularly well served for independent education. Nearby preparatory options include Winchester House, Beachborough and Bilton Grange, with senior schools including Bloxham, Tudor Hall, Stowe, Rugby, Uppingham, Oundle, Princethorpe, Warwick, King's High, St Edward's Oxford, Northampton School for Boys and Northampton School for Girls, Oakham and Radley.

Sport and leisure opportunities include golf at Hellidon, Staverton and Middleton Cheney, racing at Towcester Racecourse, Stratford-upon-Avon and Warwick, and motor racing at Silverstone. Banbury and Daventry offer indoor sports facilities, while Oxford and Stratford-upon-Avon provide an exceptional range of cultural attractions within easy reach.



Extra Information

- Tenure – Freehold
- Council Tax Band G | Local Authority - West Northamptonshire Council
- EPC rating D
- Detached Victorian residence of traditional stone and brick construction beneath a slate roof
- Electricity Supply - Mains
- Water Supply - Mains
- Drainage & Sewerage - Mains
- Heating - Mains gas central heating
- Broadband - High-speed fibre FTTP broadband is available in the area - we advise you to check with your provider.
- Mobile Signal/Coverage – 4G and limited 5G mobile signal is available in the area - we advise you to check with your provider.
- Parking – Gated gravel driveway with extensive off-road parking, turning space and garage
- CCTV is installed at the property.
- The property is located within the Woodford Halse and Hinton Conservation Area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements

Strictly via the vendors sole agents By Design on 07881 272198

Website

For more information visit www.bydesignhomes.com

The Old Vicarage, Woodford Halse



Gross internal area (approx:)
House: 4,005 sq ft, 372 sq m
Outbuildings: 1,325 sq ft, 123 sq m
TOTAL: 5,330 sq ft, 495 sq m





Jacky Alder
Jacky.Alder@ByDesignHomes.com
+44 7881 272198
ByDesignHomes.com

 bydesign.jacky
 bydesign_jacky
 jackyalder



National audience
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