



Anchor House  
Dark Lane | Braunston | Daventry | Northamptonshire | NN1 | 7HJ



# ANCHOR HOUSE

*An impressive country home with some outstanding  
equestrian facilities surrounded by 23 acres of  
paddocks and formal gardens.*





Anchor House is an attractive period building originally constructed in the 1700's and has benefitted from significant improvements and extensions by the present owners who have in the last 19 years have created a wonderful family home. The property now offers seven bedrooms and six bathrooms (+one in grooms flat) whilst the ground floor has a traditional farmhouse kitchen, dining room and an extension that incorporates a conservatory and a swimming pool with sauna. There is a further modern extension that offers a large sitting room with lantern roof, study and access to a ground floor shower room. The property has electric gated entry with ample off road parking and garaging. There are some outstanding equestrian facilities to include at least 21 acres of fenced paddocks, an American barn and a separate grooms cottage which provides fantastic ancillary accommodation. There is a 40 x 20m manège, a tennis court, separate gated access and block paved driveway. The property is situated in the village location adjacent to the Grand Union Canal and offers the perfect countryside retreat for those that lead busy lives or the perfect lifestyle environment for those that enjoy an equestrian lifestyle.



# KEY FEATURES

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## Ground Floor

The property has an entrance porch with views of the frontage and a small step down into a dining hall with original ceiling timber and inglenook fireplace with log burner. There is a range of attractive floor tiles which are Jerusalem stone and they flow into the kitchen and hallway. The kitchen itself is fitted with a range of bespoke hand built cabinets which are complimented by a granite work surface. There is also an island unit whilst the real feature of the kitchen is the electric Aga, there is a double glazed window overlooking the frontage and a twin sink with mixer tap and a range of quality built in appliances including double build in miele fridge freezers, dishwasher and also a Neff oven and microwave built into the island unit. The original part of the house benefits from a large sitting room and this is believed to date back to the 1700's and denotes some of the features of the time with exposed ceiling timbers, an inglenook fireplace with log burner and exposed brickwork. French doors lead off to the conservatory which has views of the side gardens and access to the pool room. There is also a similar Jerusalem tiled floor and sliding double glazed doors that lead off to the side gardens. The property has a modern extension and as you enter there is a very convenient pantry and boiler cupboard, there are glazed doors that lead off to the pool room and leisure complex which has its own shower room and sauna. The pool measure approximately 5x20m and has attractive views of the gardens. Opposite the shower room is access to the central heating and pump room for the pool. From the inner hall there are glazed doors that lead to the modern extension which is a large sitting room with contemporary tiled floor with underfloor heating and there is an attractive roof lantern with glazed window providing an abundance of natural light. There is access to the garden and patio area via some double glazed patio doors and a boot room with some built in cabinets and access to a ground floor bathroom which has been fitted with a white suite to include a paneled bath, a low level WC and a wash basin. At the end of the sitting room is the all important work from home office with its contemporary floor tiles, access to the garden via the French double glazed doors, a lantern roof and LED lighting.







# SELLER INSIGHT

“Anchor House is a superb property standing in twenty three acres of pasture land, on the outskirts of Braunston village. Eighteen years ago, the present owners' son was at Rugby School, and they were looking for a weekend cottage in the area. They saw Anchor House, a far larger property than their London home, and were enchanted. Still working in London, they discovered that a daily train commute to work took less time than crawling through London traffic. A decision was made to relocate.

Anchor House offers a superlative lifestyle, which the owners have fully appreciated. The house has its origins in the early eighteenth century and over the years has been extended to become a spacious and luxurious home. When the owners acquired the house, it was very dated, and with exacting care and fastidious attention to detail, they gutted the house and added a large extension creating a light flooded living room, sauna and pool changing room.

The home is a collection of visual treats with a wide choice of rooms. The huge living room is perfect for elegant entertaining whilst the family can relax in the beamed ground floor sitting room that makes a warm winter retreat. Friends initially gather in the Aga warm kitchen which is the daily hub of the home.

Anchor House has been the perfect weekend retreat for family, who love the freedom to roam the grounds, ride, quad bike, swim and play tennis. The seven bedrooms enable easy overnight hospitality and the top floor with its sitting room and bedroom allows you to be self contained.

The owners have a string of twelve polo ponies, and constructed an American barn for their stabling; they explain that they are self sufficient in hay. The lower stable was converted into a one bedroom flat, currently occupied by the groom. The equestrian facilities are outstanding and include an all weather gallop and menage with ProWax surface.

The terraced gardens are a joyous mix of mature trees, perennial colour and extensive lawns. It is a pleasure to sit on the sunny patio by the swimming pool, and a delight to swim where the glass roof allows relaxing leafy views to trees and sky. You can also wander down the tow path of the Grand Union Canal that flows that borders the gardens of the house.

Friendly Braunston village is a ten minute walk away where shops provide for everyday needs and there is a choice of Rugby, Daventry and Northampton as nearby towns for shopping, leisure activities, and excellent public and state schools.

The owners have loved the ride along the tunnel of plane trees up to the house gates. It is the charming entrance to a superb oasis of peace and tranquillity, and they will sorely miss Anchor House which is a very special home. They take away very many happy memories.\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



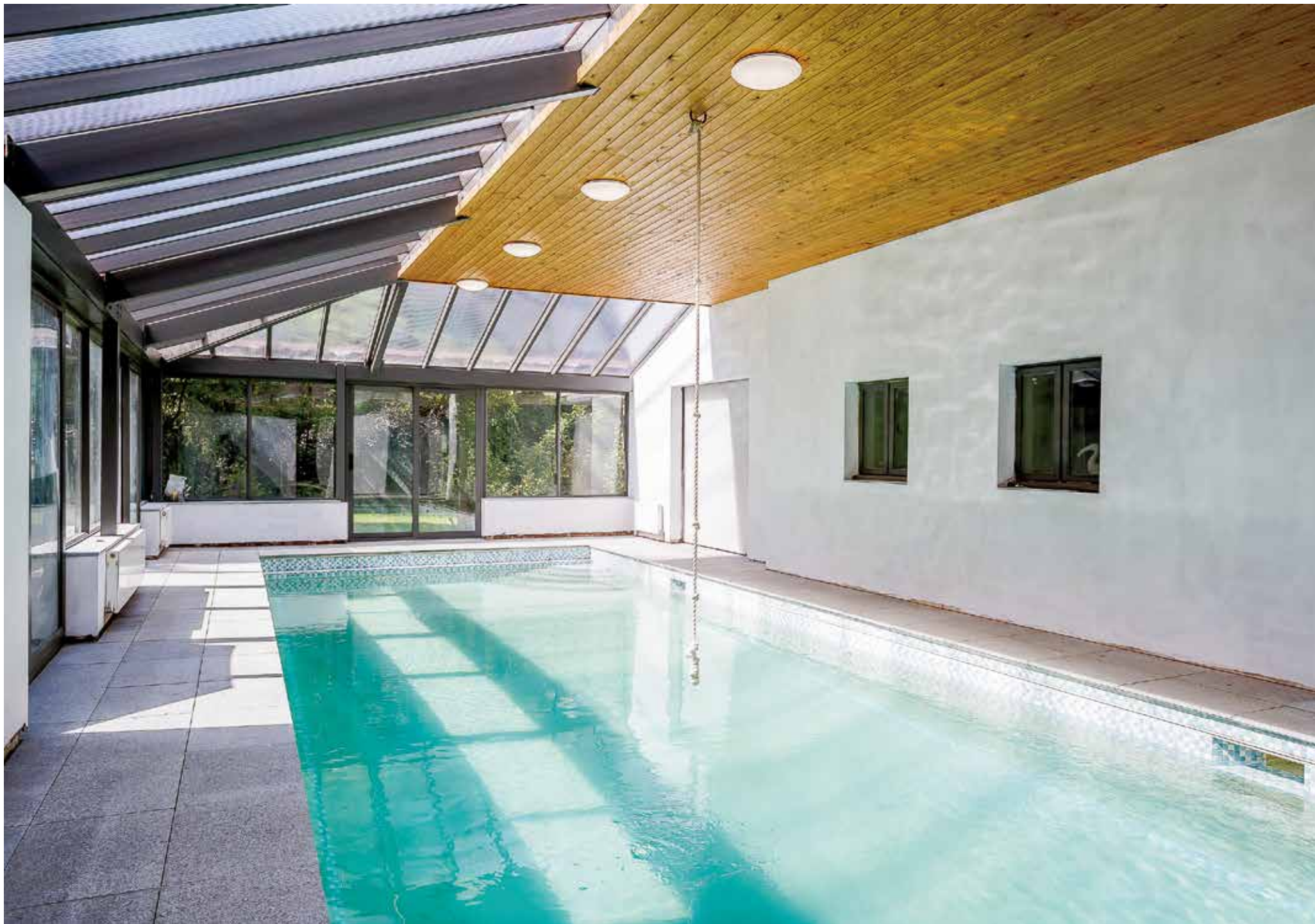














# KEY FEATURES

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## First Floor

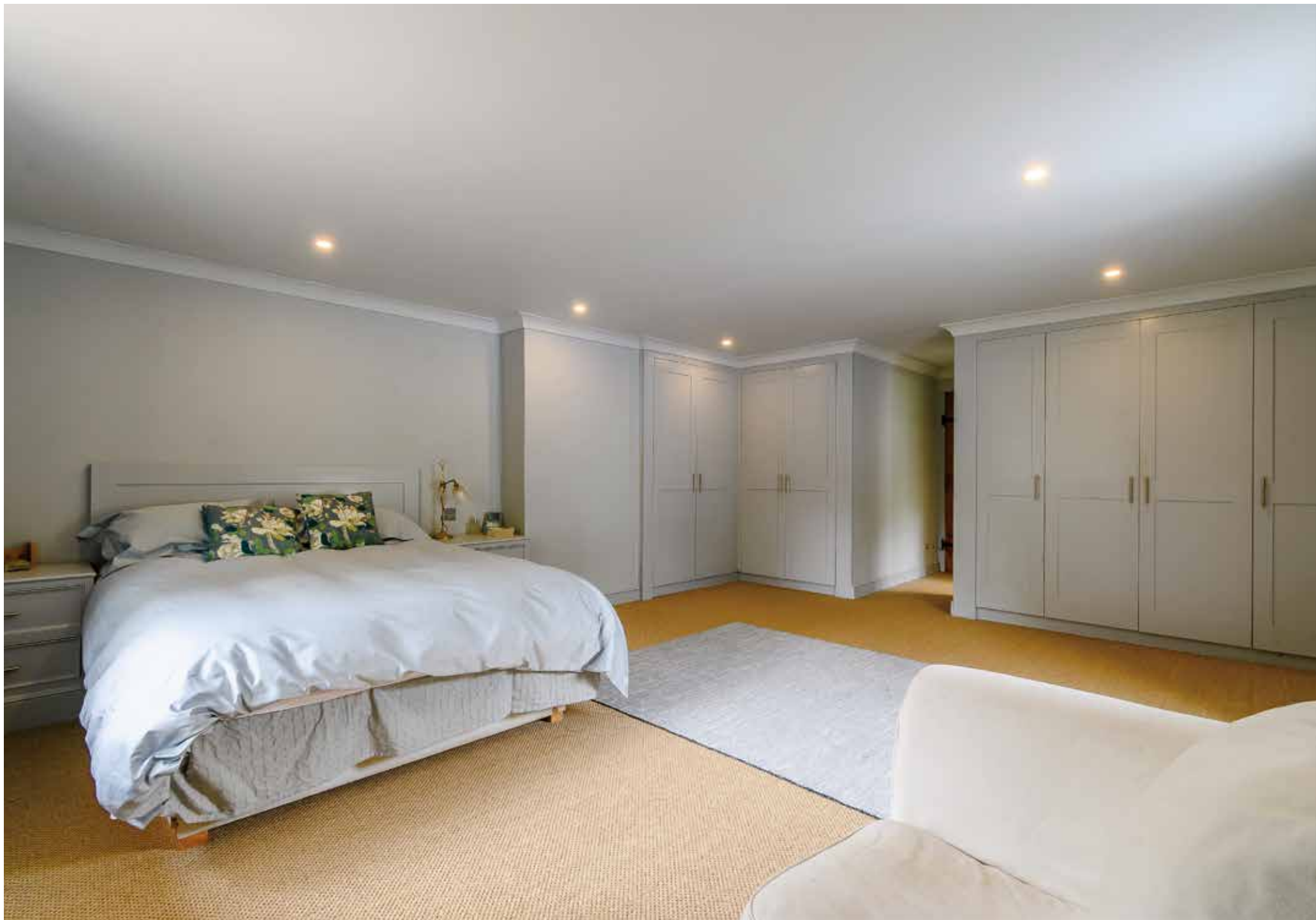
This has access to four well proportioned bedrooms and the family bathroom, the main bedroom has views of the frontage and the side gardens. There is a range of built in wardrobes, LED lighting and paneling and access to a beautifully appointed ensuite bathroom with a separate shower cubicle, travertine tiling, enclosed WC, window to the front, wash basin with vanity unit and travertine splash back and a bath with telephone style attachment. Bedroom two is another large double room with views of the rear gardens and side aspects, there is a range of built in wardrobes and access to an ensuite shower room with wash basin and vanity unit, window to the side aspect, shower cubicle and low level WC. Across the hall is the family bathroom which has been fitted with a range of travertine tiling and quality limestone flooring. There is a free standing bath on a raised plinth together with a shower cubicle with steam room function. Low level WC and window to the side aspect. There are two remaining double bedrooms, both with delightful views of the gardens and side aspects. Bedroom three has a range of built in wardrobes whilst bedroom four has views of the side gardens.

## Second Floor

This has a feeling of self containment with three separate rooms, essentially to include bedrooms six and seven. There is a large sitting room area with views of the canal and an oak door leads to bedroom seven which has views of the garden. There is access to the remaining void which is significant enough in size to create further accommodation, bedroom six has dual aspect views of the gardens and tennis court and a variety of built in wardrobes. Adjacent to this is the bathroom that serves this floor which is fitted with a white suite to include a bath with shower above, a variety of contemporary style granite wall tiles, a window to the side aspect, wash basin and low level WC.

















### Grooms Cottage

The vendors originally converted some previous stables into an excellent grooms cottage that has been fitted with a range of modern facilities and fitting to include a large double bedroom with built in wardrobes, an open plan kitchen/living space with a kitchen fitted with built in appliances to include an electric oven, two ring induction hob and a fridge freezer alongside a range of matching base and wall mounted units. There is also a fitted bathroom suite and airing cupboard housing the central heating boiler. All of the rooms, apart from the bathroom have windows overlooking the tennis court and of course, this has its own separate access.







#### Parking & Gardens

Anchor House is approached just passed the Admiral Nelson public house which is adjacent to the Grand Union Canal. The driveway is owned by Anchor House but there is a right of way for a neighbouring home that is situated just across the other side of the canal, called Top Lock Cottage. The drive leads to a pair of electric wrought iron gates with brick pillars and they open on to a driveway with a pea gravel driveway that provides parking for several vehicles and access to a large garage with timber double doors. There is approximately an acre of lawned gardens that slope gently down towards the canal that offer a private enclave of trees dotted around the perimeter. The garden is laid mainly to lawn and there is a lower patio and turning area just off the sitting room and swimming pool. There is a separate driveway that provides access to the equestrian facilities and grooms cottage that has been block paved and adjacent to this is the tennis court.



### Equestrian Facilities & Paddocks

There are approximately 22 acres of fenced paddocks that surround Anchor House and slope gently down towards the canal, some of which have fine views of Braunston village. There is a driveway that runs adjacent to the grooms cottage that provides access to an excellent yard and 40x20m manege with pro wax surface. In turn, there is a large storage shed behind the stables, excellent for garden machinery and there are four stables with power and water supplied with an adjacent tack room. A five bar gate leads to the manege and a further driveway that leads to the American barn which houses five further sectional built stables and adjacent to that is a further barn of similar proportions which houses farm machinery.











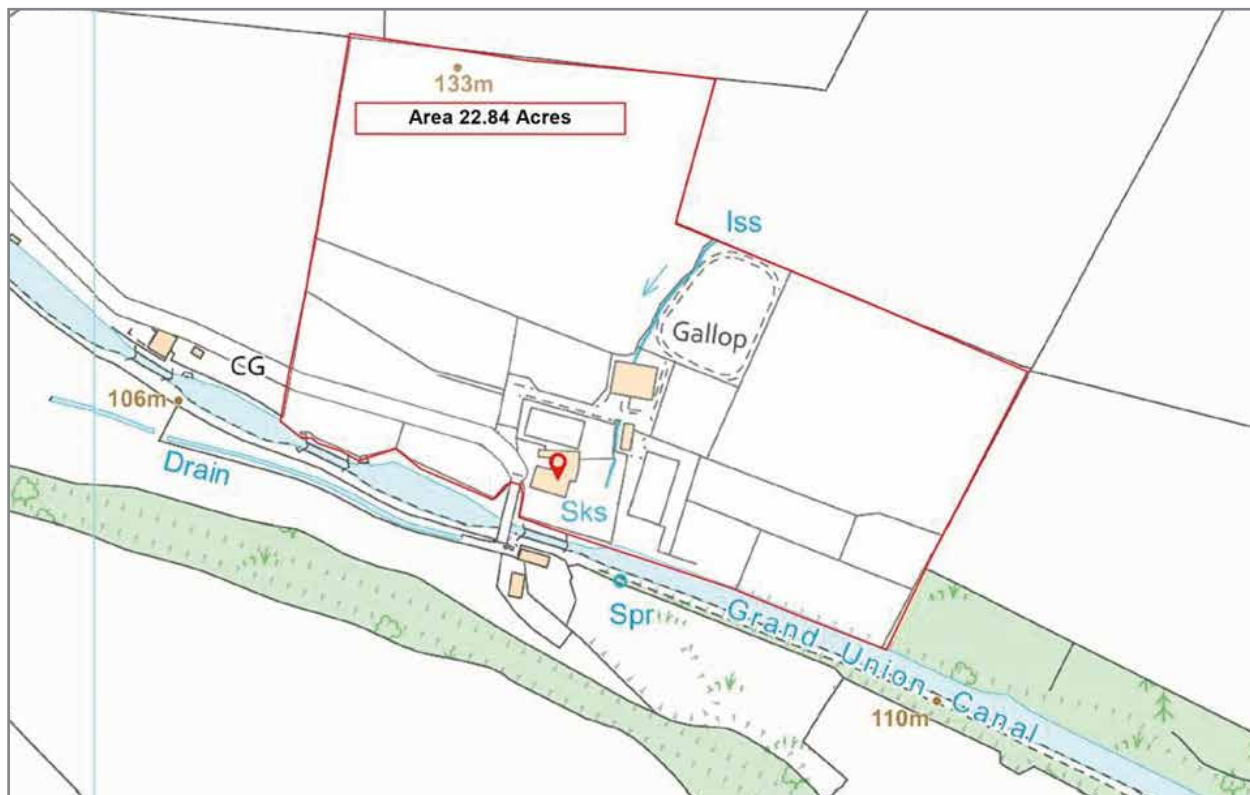
# LOCATION

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The village of Braunston lies on the Warwickshire/ Northamptonshire borders providing excellent access to the M1, A14, A5 and the M6. Set on a hill between Dunchurch and Daventry the village occupies a lovely spot and is close to the junction of the Grand Union Canal and Oxford canal with the Braunston Marina close by. The village offers excellent amenities with a village school, a butcher, general shop with post office, hairdresser, garage and a newly established community cafe. There are also four pubs and a fish and chip shop. As well as the excellent road network surrounding the village there are train stations at both Long Buckby and Rugby with high-speed connections to London, Euston in under 50 minutes.







# INFORMATION

## Services

Mains electricity, broadband, private drainage and oil fired central heating boiler.

## Local Authority

Daventry District Council

Council tax band 'G'.

## Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714 515484 / 01788 820037 and Claire Heritage 07894 561313 / 01788 820037







## Anchor House, Dark Lane, Braunston, Daventry

Approximate Gross Internal Area

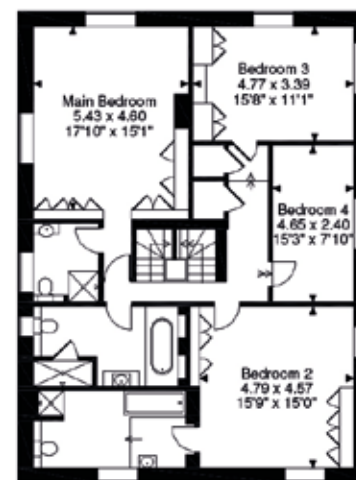
Main House = 6459 Sq Ft/600 Sq M

Garage = 278 Sq Ft/26 Sq M

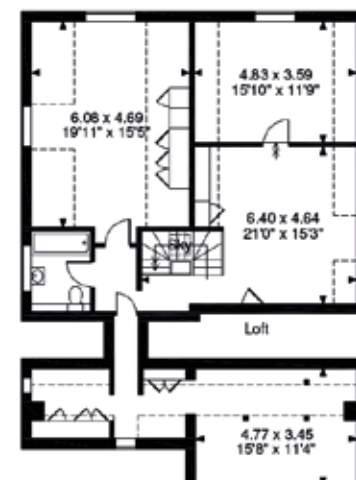
Annexe = 766 Sq Ft/71 Sq M

Stables = 5916 Sq Ft/550 Sq M

Store = 209 Sq Ft/19 Sq M

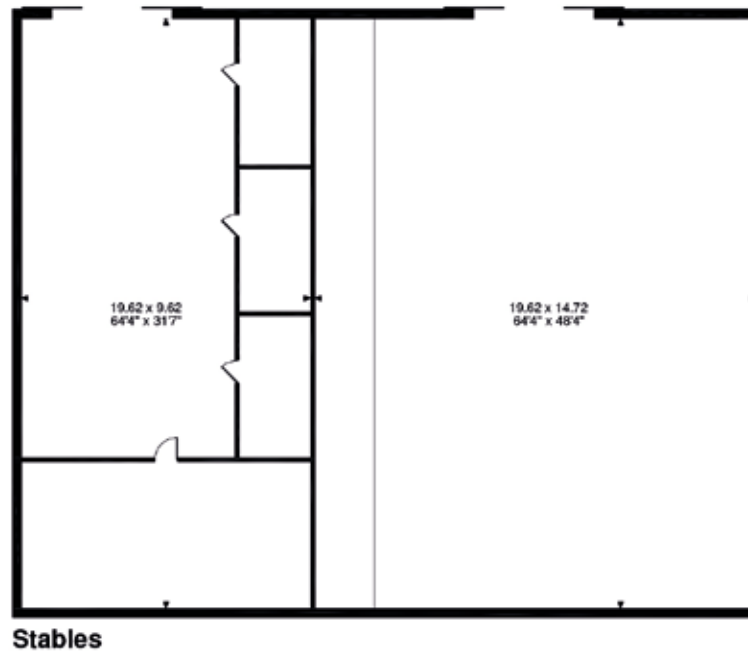
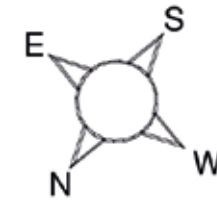
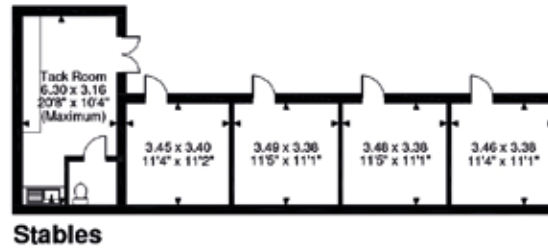


First Floor



Second Floor



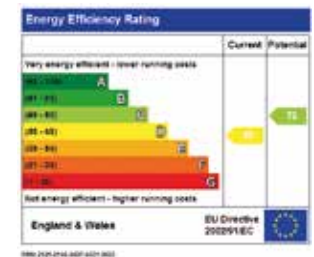


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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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# FINE & COUNTRY

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THE FINE & COUNTRY  
FOUNDATION

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