



Ventnor Lodge, Dark Lane  
Little Braunston | Daventry | Northamptonshire | NN11 7HJ

# VENTNOR LODGE



*A beautifully situated, Northamptonshire stone property offering outstanding views across a 4.38 acre plot with potential to extend, subject to planning permission.*



# KEY FEATURES

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Ventnor Lodge occupies an enviable position in Little Braunston, tucked away down Dark Lane, neighbouring the larger village of Braunston with its fine array of amenities and proximity to the local canal network. The current vendors have enjoyed 45 years at this remarkable home and a superb lifestyle in the surrounding paddocks, beautifully mature gardens and outbuildings. The house itself sits at the end of a gated sweeping driveway which enjoys fine views to the south.

## Ground Floor

The stone-built property has a large entrance porch/sunroom with quarry tiled floor, which in turn leads to a large reception hall with attractive fireplace and log burner. All the rooms have generous proportions and high ceilings synonymous with its Victorian heritage. The large sitting room enjoys delightful views across the south facing gardens via the sash window, and an attractive stone fireplace. The dining room has a window seat at the rear, and a superb fireplace with oak mantle. The adjacent kitchen/breakfast room has a range of dark oak cabinets and integrated appliances, including a double oven and four ring LPG gas hob. At the rear of the house is a fully-fitted utility room and separate WC and door that leads from the rear lobby to the rear gardens.















### First Floor

The first floor plays host to three considerable double bedrooms and a family bathroom. The principal and second bedroom have excellent views across the gardens and neighbouring Northamptonshire countryside. The third bedroom overlooks the land owned by the property at the rear, all served by a large family bathroom, again with fine views, a panelled bath, wash basin, a double shower cubicle and a WC.













## Outside

A real feature of Ventnor Lodge are the beautifully maintained and mature gardens, which slope gently to the southern paddocks. They have a variety of trees, providing some fantastic privacy and an excellent raised terrace at the front of the property, perfect for summer entertaining. The property has a significant parking area with a gated tarmac drive leading to a detached double garage. On the eastern side of the plot is a large outbuilding with pitched and tiled roof which has light and power and is currently being used as an excellent workshop and, subject to planning consents, could make a fantastic self-contained annexe/dependent relative facility. There are some raised vegetable beds and a greenhouse neighbouring the eastern paddock. The whole plot totals 4.38 acres and benefits from four paddocks in total. The gardens are generously proportioned and would be ideal for a young and growing family. Part of the gardens are dedicated to a small orchard, and on the eastern side of the house is a stone built lean-to extension, which offers further scope for modernisation of the existing home, which, in the agent's opinion has both the plot, privacy and grandeur, to increase the value significantly if a potential buyer has both the imagination and desire to increase the current footprint, subject of course to the normal planning permissions.









## LOCATION

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Little Braunston lies to the south of its larger neighbour Braunston village, which is situated on a hill above the A45, and the Grand Union Canal and Oxford Canal. The village has several public houses, including The Boathouse, The Admiral Nelson, The Plough and The Wheatsheaf. It is also served with the extensive village shop, with post office facilities, a butchers, a fish and chip shop, a hairdresser and a primary school. The Braunston Marina is close by, which is a beautiful and popular location that hosts several boating events each year and offers some great canal walks all accessible from Ventnor Lodge. Perfectly situated on the Northamptonshire and Warwickshire border, the location provides some excellent links to both private and state education as well as the national motorway network with Junction 18 of the M1 in nearby Crick.





# INFORMATION

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## Services

Utilities – Oil fired central heating, electricity, mains water and drainage and broadband are connected.

Mobile Phone Coverage – 4G and 5G mobile signal is available in the area; we advise you to check with your provider

Broadband Availability - Ultrafast Broadband (FTTP) is available in the area.

Easements – There are minor easements on this title; please speak to the agent for further information

Tenure – Freehold

Directions – Postcode for Sat Nav NN11 7HJ

## Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 and Claire Heritage 07894 561313.

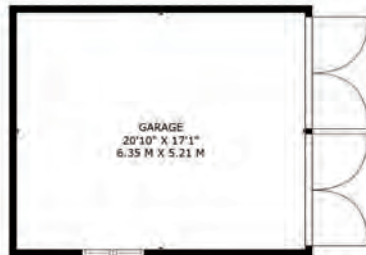
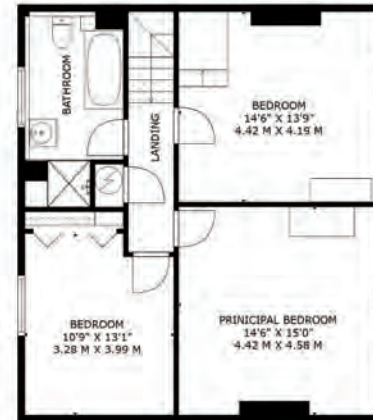
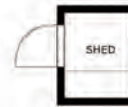
## Website

For more information visit F&C Microsite Address: [www.fineandcountry.co.uk/rugby-estate-agents](http://www.fineandcountry.co.uk/rugby-estate-agents)

## Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 1655 sq ft, 154 m2  
OUTBUILDINGS TOTAL: 1191 sq ft, 111 m2

**OVERALL TOTALS: 2846 sq ft, 265 m2**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

Fine & Country Rugby

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Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.



## SAM FUNNELL

BRANCH PARTNER

Fine & Country Rugby

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Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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