



Aubrey House
25 Yelvertoft Road | Crick | Northamptonshire | NN6 7TR

FINE & COUNTRY

AUBREY HOUSE

Welcome to your dream home! This stunning detached family residence, on the edge of a charming village and adjacent to farmland, offers modern luxury and homely charm. With over 4000 sq ft of versatile living space, an acre of private gardens, and high-spec features including underfloor heating and reclaimed oak flooring, this property is a rare gem. Enjoy the contemporary kitchen, stylish bathrooms, and serene gardens with extensive garaging. Move in and start making memories!



DESCRIPTION

This stunning, individual detached family residence, nestled on the edge of a charming village and adjacent to picturesque farmland, offers an idyllic blend of modern luxury and homely charm. Spanning over an acre of mature, private gardens with convenient outbuildings and ample garaging, this property is a rare gem.

Boasting over 4000 sq ft of versatile living space, this home has been meticulously finished to the highest standards. The ground floor features luxurious underfloor heating, CAT 5 cabling throughout, and beautiful reclaimed oak flooring from a historic London theatre. The large, open-plan layout includes a contemporary kitchen and stylish bathrooms, seamlessly blending modern amenities with timeless elegance. Outside, a sweeping driveway leads to extensive garaging and the serene gardens, providing a perfect sanctuary.

With no onward chain, this property is ready for you to move in and start making memories.

Ground Floor

Step into the welcoming reception hallway, where an inviting brick see-through fireplace and elegant oak doors set the tone for the rest of the home. The front of the house features a spacious study and a dedicated gym, with ample storage and a convenient cloakroom/WC nearby. The expansive living/dining room spans the rear of the house, offering twin double doors that open to the lush rear garden. The sitting area flows into a bespoke, comprehensively fitted kitchen, complete with a large island, sandstone flooring, and top-of-the-line integrated appliances including three eye-level ovens, a warming drawer, gas and induction hobs, a cooker hood, and a wine cooler. An integrated surround sound system and bi-folding doors to the rear garden enhance this perfect entertaining space.

First Floor

Ascend the stairs to the central galleried landing, leading to three generous bedrooms and the family bathroom. The master suite is a luxurious dual-aspect room with double doors opening onto a private balcony overlooking the garden. A large walk-in wardrobe and a high-specification en-suite featuring a walk-in double shower add to the opulence. Bedrooms two and three are both spacious doubles, with bedroom three boasting fitted wardrobes. The family bathroom is a sanctuary with a central freestanding bath and a walk-in double shower cubicle.

Second Floor

The second floor offers a tranquil study area and a large guest bedroom, complete with twin fitted wardrobes and double doors opening to a 'Juliet balcony' with garden views. The spacious en-suite features a double walk-in shower cubicle, ensuring comfort and privacy for guests.

























Outside

The front of the property is elegantly landscaped with a large, stoned driveway, shaped lawn, and well-tended shrub borders. Accessible from both sides, the rear garden is a verdant haven with a large, paved patio, sweeping lawns, mature trees, and a covered seating area perfect for al fresco dining. Additional storage is provided by outside stores and a shed.

This exceptional property offers the perfect blend of luxury, comfort, and modern living, set in a serene countryside location. Welcome home!









LOCATION

Nestled in the heart of the Daventry district of Northamptonshire, Crick is the epitome of idyllic village life with unparalleled connectivity to the entire country. This charming village, near the border with Warwickshire and close to the vibrant town of Rugby, is renowned for its sociable community and abundance of activities for all ages.

Crick boasts excellent sports facilities and amenities, with a local shop that offers incredibly convenient opening times. The village's prime location provides seamless access to the national motorway network, with the M1, A5, A14, and M69 all just a short drive away. Additionally, the exceptional rail links from Rugby, Long Buckby, and Northampton ensure effortless travel to major destinations.

Families will appreciate that Crick falls within the catchment area for the prestigious Rugby Grammar Schools and the highly regarded Guilsborough Comprehensive School. The nearby Daventry International Rail Freight Terminal (DIRFT) further enhances the village's strategic importance.

Nature and leisure enthusiasts will be delighted by the Grand Union Canal, which runs near Crick. The village is famous for its picturesque canal marina and the popular annual Crick Boat Show, offering residents a perfect blend of serene countryside living and vibrant community events. Crick truly offers the best of both worlds, making it an idyllic place to call home.





INFORMATION

Services, Utilities & Property Information

Utilities – Electricity, Mains Water, Cable TV, Broadband, Oil Fired Central Heating

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

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 32 Mbps and highest available upload speed 6 Mbps.

Tenure – Freehold

Directions - [///album.built.dignitary](http://album.built.dignitary) NN6 7TR

Local Authority: West Northamptonshire Council

Council Tax Band: C

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number

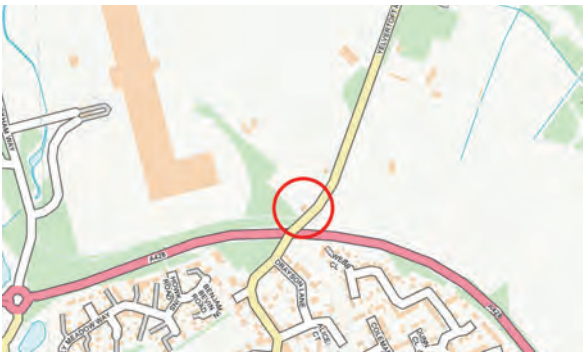
Website

For more information visit [F&C Microsite Address](#)

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

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.



GRAHAM LEE

PARTNER AGENT

Fine & Country
07773 372667
rugby@fineandcountry.com

Graham has worked in the estate agent industry for two decades. He has worked in and around the Warwickshire, Leicestershire and Northamptonshire borders for the majority of that time. Graham fully understands the importance of tailored marketing and service levels to achieve the best possible price for the type of homes here at Fine & Country. His knowledge in the local market is second to none and his success, he believes is down to his commitment and determination to help his clients achieve their goals.

We value the little things that make a home

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

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

