



Colledges House  
Oakham Lane | Staverton | Daventry | Northamptonshire | NN11 6JQ



# COLLEDGES HOUSE

*Discover the charm of this 17th-century stone village home with a thatched roof. The Grade II listed property features a main house with four double bedrooms, three reception rooms, and a family kitchen. The cottage includes two double bedrooms, a kitchen, reception room, and conservatory, all set on 0.33 acres in the heart of Staverton Village.*



# KEY FEATURES

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## Ground Floor

Welcoming oak double doors open into a cosy porch, leading to an inviting entrance hall complete with a charming staircase to the first floor and a quaint cloakroom with a WC and washbasin. The dining room features a characterful stone fireplace, a delightful display alcove, and a cozy window seat perfect for relaxation. The sitting room boasts another beautiful stone fireplace with additional seating on the side, creating a warm and homely atmosphere. The spacious kitchen/breakfast room is equipped with modern appliances, including all neff appliances and a Miele dishwasher, making it a perfect hub for family gatherings and cooking.

## First Floor

The first floor offers a charming principal bedroom with 2 windows overlooking the garden. The deep windowsills and wooden beam adding a touch of character. There are three additional cozy bedrooms and a house bathroom with a wc, washbasin, and large walk-in shower. An airing cupboard on the landing houses the hot water tank, ensuring warmth and convenience.

## The Cottage

The detached cottage exudes charm and comfort. Accessed via a side door, the kitchen is equipped with a Zanussi fridge freezer, space for an electric cooker, and space and plumbing for a washing machine and tumble dryer. The sitting room, with its French doors opening to a terrace and garden, provides a tranquil and inviting space. A convenient cloakroom with a WC and washbasin is located off the sitting room. The conservatory, accessible from the sitting room, features double doors to the patio terrace, creating a seamless blend of indoor and outdoor living. The first floor comprises two delightful bedrooms, each with its own en suite bathroom, offering privacy and comfort.





# SELLER INSIGHT

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*Welcome to our charming thatched cottage, nestled in the heart of a quintessential English village. The roses growing around the front door and the peaceful ambiance immediately drew us in, evoking the timeless charm one might associate with a Miss Marple mystery.*

*Living here has been an absolute delight. The front of the house opens onto a beautifully mature garden, dominated by a magnificent Acer tree, while the back overlooks a picturesque green at the village crossroads. The view of our neighbour's garden, brimming with mature English flowers, is particularly enchanting. Our gate opens directly onto the lane, making it a wonderful stopping point for friendly interactions with villagers on their walks.*

*We have lovingly redecorated and modernized the cottage with light, neutral colours, including a revamped kitchen featuring quartz countertops and a top-of-the-range Neff Zoned Induction hob. The once yellow, mirrored bathroom now boasts a large walk-in shower with neutral tiles, complemented by a new hot water pressure system. We rethatched the roof where needed and insulated the former barn area, now our kitchen and the room above. Environmentally conscious, we installed 10 south-facing solar panels with a battery system, significantly reducing our energy bills.*

*The community here is truly special. Just a few hundred metres from our door is the village hall, a hub of activity hosting curry nights, live music, yoga, craft and coffee mornings, and much more. The Countryman Pub, known for its fantastic food, is a beloved spot for villagers to gather on Friday nights. The sense of community is strong, with plenty of dog walks that offer sociable encounters.*

*Our home has been a hub for hosting gatherings, particularly our weekly Friday Feasts with neighbours. The cottage's layout is perfect for entertaining, and we've hosted memorable parties and family celebrations here. The natural light flooding through windows on both sides of the house is rare for a 500-year-old property, creating a bright and inviting atmosphere throughout the day.*

*The garden is a true haven, feeling completely private despite being in a village setting. It features sunny spots, shaded areas, and hidden nooks that reveal themselves as you explore. Spring is particularly magical with flowering shrubs and an array of spring bulbs planted by previous owners. The garden also includes two large summer houses, currently used for storage and a gym, but with the potential for other uses.*

*Staverton offers breathtaking views from its footpaths, especially on the hill overlooking the fields. Nearby attractions include the old viaduct, hidden lakes, and Badby Woods, renowned for their bluebells. The convenience of being less than ten minutes from Daventry and close to Rugby for broader shopping needs adds to the appeal.*

*In terms of daily life, the house supports a tranquil, country lifestyle with modern conveniences. It is light-filled and cozy, offering plenty of space for family and friends. The community's friendliness and the option to engage in numerous local activities have enriched our lives immensely.*

*To future owners, we advise embracing the dual nature of this home – a private retreat or a social hub, depending on your preference. Its potential for Airbnb or rental use is considerable, especially with local wedding venues in mind. The cottage was perfect for our elderly relatives, offering independent living in a comfortable and secure setting.*

*Our time here has been filled with unforgettable moments – from hosting a grandchild's birthday party in the garden to celebrating Christmases with the family. The warmth and charm of this home have provided a perfect backdrop for creating cherished memories. We hope the next owners will love it as much as we have.”\**

\* 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.



















## Outside

The two properties stand on a picturesque, combined plot of 0.33 acres, featuring a gated driveway leading to a gravelled parking area with off-street parking for up to five cars. The mature lawned gardens, complete with two charming summer houses and a wooden children's playhouse, provide a serene and enchanting outdoor space for relaxation and enjoyment.











# LOCATION

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Staverton is one of Northamptonshire's most charming and desirable villages. It features an array of beautiful period stone houses and cottages that exude historic charm. The village boasts a highly regarded primary school and a picturesque parish church, along with the inviting atmosphere of The Countryman public house. Less than a mile away, you can enjoy a round at the scenic Staverton Park 18-hole golf course.

For broader shopping needs, the nearby towns of Northampton, Rugby, Leamington Spa, and Daventry offer excellent options. The village is ideally situated for convenient access to major road networks, including the M40, M1, M6, and A5, facilitating quick travel throughout Northamptonshire and Warwickshire.

Commuting to London is a breeze, with Chiltern Railways providing service from Banbury to Marylebone, and a high-speed Avanti West Coast service from Rugby to Euston in well under an hour. Additionally, West Midlands trains operate from Long Buckby to Euston, ensuring swift and efficient journeys to the capital. With its picturesque setting and excellent transport links, Staverton is a truly wonderful place to call home.



# INFORMATION

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## Services, Utilities & Property Information

Utilities - Mains gas, mains water, electricity 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 - 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 - Postcode: NN11 6JQ. what3words: ///cookie.stages.shoulders

Local Authority - Daventry District Council

Council Tax Band - G

## Viewing Arrangements

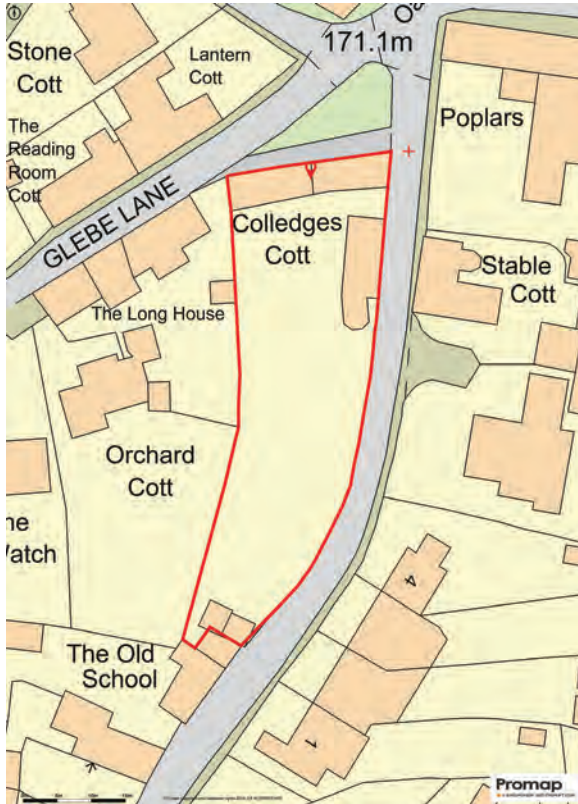
Strictly via the vendors sole agents Fine & Country on Tel Number

## 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
Sunday	By appointment only



*Offers over* £1,000,000

**Colledges House, Oakham Lane, Staverton, Daventry**

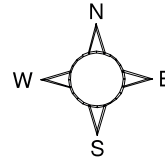
**Approximate Gross Internal Area**

**Main House = 2270 Sq Ft/211 Sq M**

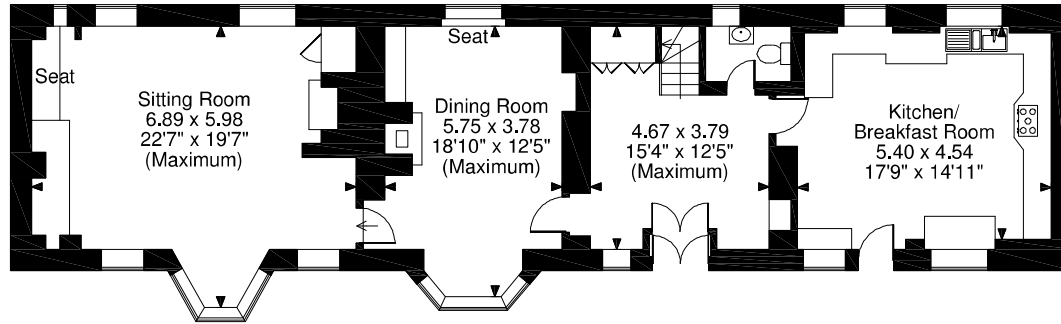
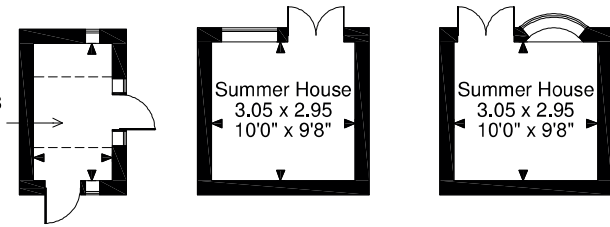
**Annexe = 1125 Sq Ft/105 Sq M**

**Outbuilding = 27 Sq Ft/3 Sq M**

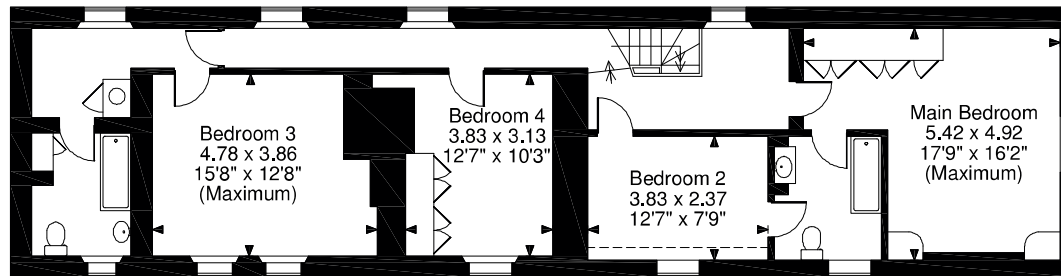
**Summer House = 194 Sq Ft/18 Sq M**



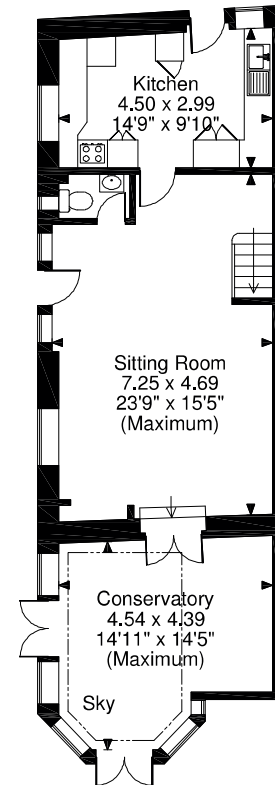
2.92 x 1.68  
9'7" x 5'6"



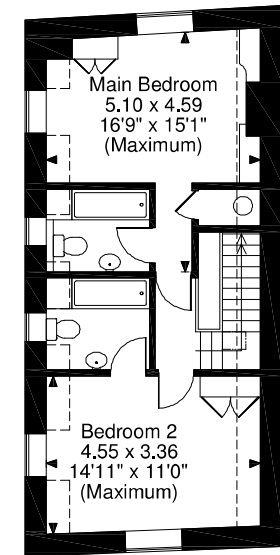
**Ground Floor**



**First Floor**



**Annexe Ground Floor**



**Annexe First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 06.09.2024





# 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.



## GRAHAM LEE

PARTNER AGENT

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

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