



3 Church Fields  
Staverton | Northamptonshire | NN11 6DF

FINE & COUNTRY

# 3 Church Fields



*An attractive detached village home, situated in a quiet cul-de-sac, nestled beneath the Grade I Listed Church of St Mary.*



# KEY FEATURES

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3 Church Fields occupies a pleasant position in this quiet cul-de-sac of just six homes in the pretty village of Staverton in Northamptonshire. Synonymous with the local architecture of the homes within the village is the stone facade which makes this property particularly appealing. It has four well-proportioned bedrooms on the first floor, including a principal bedroom with en-suite shower room, and a family bathroom. On the ground floor there is a lounge, a conservatory, a refitted kitchen, a utility room, a cloakroom and a study, which also provides access to a convenient ground floor wet room perfect as an en-suite to a fifth bedroom option for an elderly relative or guest. Outside there is a block paved driveway and access to the garage together with some beautiful gardens that sit beneath the bell tower of the delightful village church, which dates back to Norman times. The house has the provision of double-glazed windows and gas central heating, and an internal inspection is strongly recommended.

## Ground floor

The entrance hall provides access to the cloakroom, study, kitchen, dining room and the lounge with a staircase rising to the first floor. The lounge has a leaded double-glazed bay window overlooking the frontage, an attractive fireplace and doors leading to the large conservatory that overlooks the garden and has some fantastic views of the church. The dining room is adjacent to the sitting room with great views of the garden and neighbours the refitted kitchen, which has granite worksurfaces and matching base and wall mounted units, together with a Rangemaster range with electric ovens and electric hob and extractor hood above. A large leaded double-glazed window offers fine views of the rear and there is access to a convenient utility room with matching units to complement the kitchen. The study, which is currently used as a cosy snug, could equally become a guest bedroom as it provides convenient access to the adjacent wet room with shower, wash basin and low-level WC.



















## First floor

The first floor has a landing that provides access to the four bedrooms and the family bathroom. There is also a large and useful deep wardrobe or airing cupboard providing useful storage before you enter bedroom one, which has double-glazed windows to both the front and rear and access to a ensuite shower room with corner shower cubicle low-level WC, wash basin with built-in cabinetry and a bidet. Bedroom two is a double room at the rear of the house with the best views of the village church, whilst bedroom four is a useful study at the front. Bedroom three is another double room with views of the garden and church.









## Outside

### Front

The fore gardens are laid to mainly to lawn and has a block paved driveway with access to the garage. There is a further parking space to the right-hand side of the property with gravelled drive.

### Rear

The rear gardens are stunning and mature, with a range of well-stocked flower borders, a particularly productive Apple tree, a fig tree and some young deciduous trees that surround the boundary. There is a patio area adjacent to the conservatory and a pathway and trellis that leads to the composting area. There are of course some stunning views of the pretty Grade I listed church behind.









# LOCATION

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Staverton is a picturesque village nestled in the heart of Northamptonshire, England. This charming village is characterised by its traditional English countryside ambiance, with rolling hills, scenic landscapes, and a collection of historic stone cottages that contribute to its quintessential rural charm. Staverton lies approximately three miles southwest of Daventry, providing a serene escape from the busier nearby towns.

The village has a rich history, with its roots tracing back to medieval times, as evidenced by the presence of St. Mary's Church, a focal point in the village that dates back to the 14th century. This church, with its distinctive tower, stands as a testament to the village's long-standing religious and cultural significance.

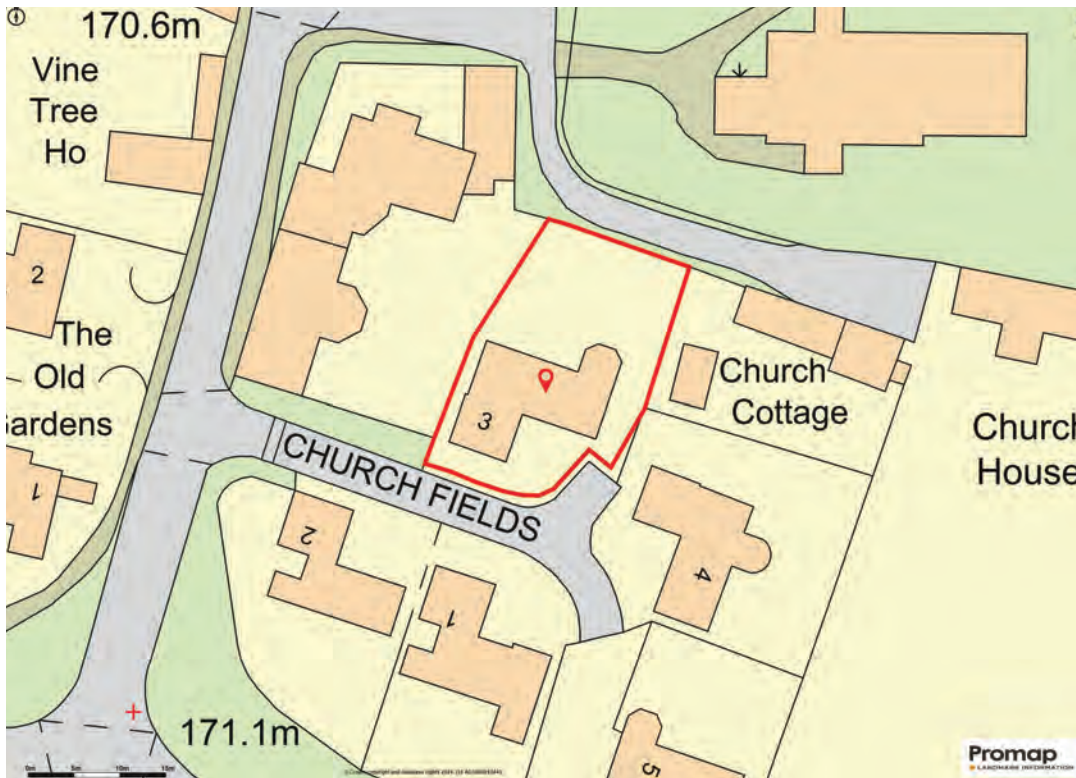
Staverton's location offers beautiful views of the surrounding countryside, and the area is popular among walkers and outdoor enthusiasts who enjoy exploring the numerous footpaths and trails, including parts of the Jurassic Way, which passes through the village. This trail is a long-distance path that connects Banbury in Oxfordshire to Stamford in Lincolnshire, providing walkers with stunning vistas of the English landscape.

The village also has a strong community spirit, reflected in its well-maintained amenities such as the village hall, which hosts various local events and gatherings, fostering a sense of togetherness among residents. The local pub, The Countryman, serves as a social hub where villagers and visitors alike can enjoy a traditional English pub experience.

Despite its small size, Staverton has managed to maintain its charm and appeal over the centuries, making it a lovely spot for those seeking a peaceful rural retreat in the heart of Northamptonshire. The village's proximity to larger towns like Daventry ensures that while it offers a tranquil environment, essential services and amenities are still within easy reach.



# INFORMATION



## Services, Utilities & Property Information

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

Mobile Phone Coverage - 4G 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. Please speak with your provider.

Parking: Garage space for 1 car plus driveway parking for 3 cars

Tenure – Freehold

Title – There are easements on this title, please speak to the agent for further information

Directions – NN11 6DF

Local Authority: Rugby Borough Council

Council Tax Band: G

## Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

## Website

For more information visit [www.fineandcountry.com/rugby-estate-agents](http://www.fineandcountry.com/rugby-estate-agents)

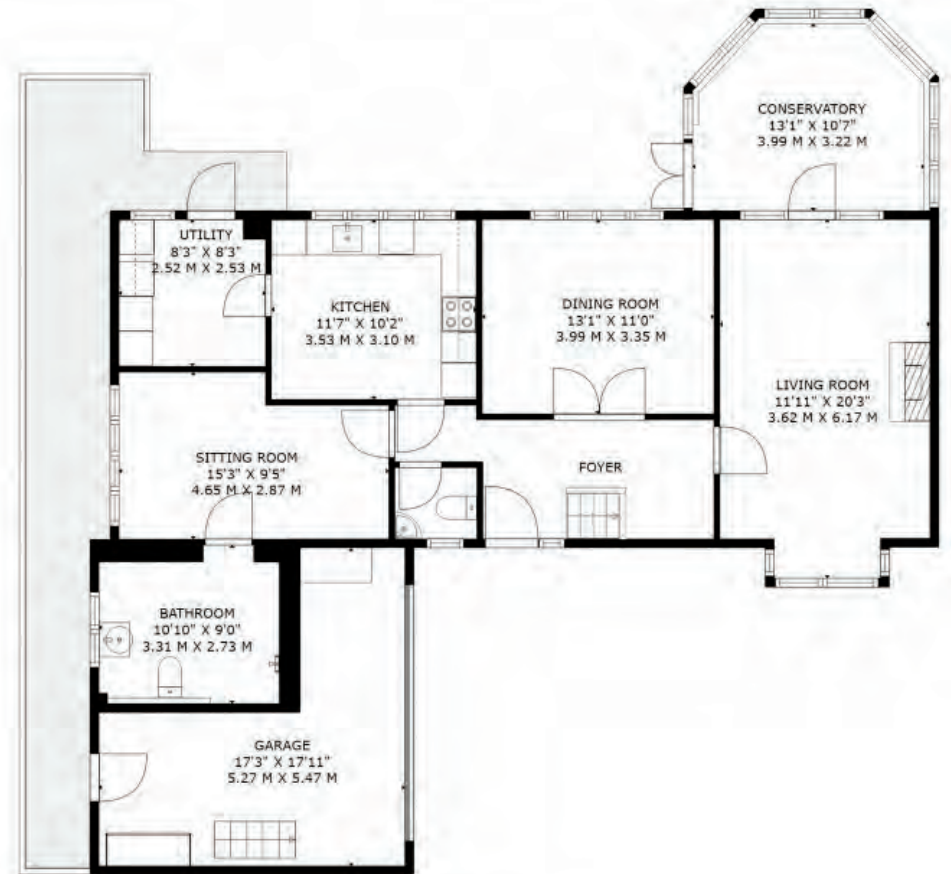
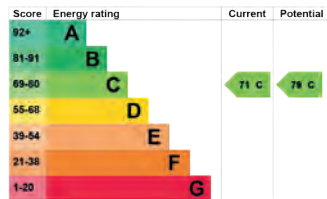
## Opening Hours

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





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA: 1817sq ft, 169m2  
 LOW CEILINGS: 213sq ft, 20m2  
 UPPER GARAGE/ATTIC: 98sq ft, 9m2  
 GARAGE: 205sq ft, 19m2

**OVERALL TOTALS: sq ft, m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY  
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Printed 30.08.2024





# 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.

*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](http://fineandcountry.com/uk/foundation)

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