



39 Ashby Road
Daventry | Northamptonshire | NN11 9QD

FINE & COUNTRY

39 ASHBY ROAD



*A greatly improved modern home with over 2,400 sq. ft.
of accommodation and a generous 0.26 acre plot.*



WESS
NOT A
ESTINATION
IT IS A
WAY OF
LIFE



Fast
LOVE ONE A
HUG OFTEN
KEEP YOUR PROMISES
Dream Big
AND
Remember us far
As anyone knows
WE ARE A NICE
Normal family

I LOVE YOU
to the moon
AND BACK

KEY FEATURES

Originally built within the grounds of a neighbouring property, 39 Ashby Road has been extensively enhanced by the current owners. Highlights include the refitting of all ensuite shower rooms and the family bathroom, along with the creation of a stunning kitchen/family room with integrated Neff appliances, an island unit and breakfast bar. The property also benefits from 28 solar panels with batteries, greatly improving the energy rating and efficiency of this attractive family home. There are three reception rooms, a cloakroom and utility room, whilst the first floor offers four double bedrooms including a principal suite with dressing room. The house is further complemented by an impressive galleried landing and a large, welcoming entrance hall. Rarely available in today's property market, this modern home occupies a generous 0.26-acre plot with private west-facing rear gardens complemented by a hot tub, decking and patio – perfect for summer entertaining. The gated entry at the front leads to a generous block-paved driveway providing ample off-road parking and access to a double garage, and early internal inspection is strongly recommended.

Ground Floor

39 Ashby Road has a large entrance hall with engineered oak flooring, a staircase leading to a galleried landing, internal access to the double garage, and further doors providing access to the study, sitting room, dining room and kitchen/family room. There is a refitted cloakroom with WC and wash basin and, across the hall, a great work-from-home office with a double-glazed window to the side. The large sitting room enjoys views to both the front and rear and features a log burner inset into an exposed brick chimney breast with raised hearth, along with double-glazed patio doors leading to the rear gardens. Neighbouring this is a spacious dining room with double-glazed patio doors opening to the rear and an engineered oak floor. A key feature of the home is the large kitchen/family room, refitted by the present owners with a range of built-in Neff appliances including a five-ring hob with pop-up extractor on the island unit, and two electric ovens with microwave and plate warmer. Further integrated appliances include a dishwasher and fridge-freezer. The large island unit has a Quartz surface with extra storage below and a small breakfast bar. Modern bifold doors open onto the composite decking, and double-glazed windows to the side, front and rear provide generous natural light. An oak-veneered door leads to the utility room, which offers access to





SELLER INSIGHT



What it's like to live here

When we first discovered this house, it was the plot that drew us in, spacious, private, and full of potential. We loved the sense of seclusion, yet it was still perfectly connected to schools, shops, and the wider road network. It was exactly the kind of place where we could imagine growing as a family, with space to evolve as our needs changed.

Over the years, this house has become so much more than just four walls. In winter, there's nothing we enjoy more than gathering around the woodburning stove together, warm and cosy while the world outside quiets down. In summer, life spills out onto the decking and patio areas, where long evenings are spent with family and friends, or simply watching the sunset from the hot tub.

One of our favourite features has to be the galleried hallway and landing. It's such a striking space, especially at Christmas, when it easily accommodates a 10ft tree, a real centrepiece for the festive season. The heart of the home, though, is the kitchen and family room. By combining a dated sunroom with the original kitchen, we created a modern open-plan space filled with light, where everyday life and entertaining flow with ease. Bi-fold doors open seamlessly onto the garden, making it perfect for parties or relaxed evenings at home.

This home has given us the flexibility to host unforgettable occasions, from summer birthday parties with marquees in the garden, to family Christmases where the large dining room and double ovens really come into their own. It's a house for every season, one that has allowed us to balance busy routines with moments of joy and connection.

Outside, the garden has been just as much of a retreat. It's large, but designed for both family life and entertaining. There are spaces to sit in the sun or shade, room for children to play, and even a dedicated area for growing our own fruit and vegetables. With plenty of parking at the front, welcoming guests has always been easy.

We've also been lucky with our neighbours, friendly, supportive, and part of a wider Daventry community that has so much to offer. From excellent schools to leisure facilities, shops, and brilliant transport links, it's a location that has made daily life simple and enjoyable.

*Looking back, we're so proud of the transformation we've made here, from a tired, dated property into a beautiful, modern family home. Our advice to the next owners would be simple: just enjoy it. Everything is ready for you, so whether you're entertaining, working from home, raising a family, or growing your own vegetables, this home has all the space and versatility to be exactly what you need it to be.**

* 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.









First Floor

The property has a large galleried landing with a full-length opaque window providing plenty of natural light. Oak-veneered doors lead to the five bedrooms, the family bathroom, and a convenient airing cupboard.

Bedroom one, the principal bedroom, has a double-glazed window to the front aspect, a large dressing room with views of the rear garden, and access to a well-equipped, refitted ensuite shower room with twin sinks, a shower cubicle, tiled floor and low-level WC.

Bedroom two is an ideal guest room or perfect for a teenager. It is a generous double room with its own ensuite shower room, whilst across the landing is bedroom three, which has attractive views over the rear garden and a built-in double wardrobe. Adjacent to this is bedroom four, another good-sized double room with rear views. Both of these bedrooms are served by a large, refitted family bathroom with a panelled bath, pedestal wash hand basin, low-level WC and a corner shower cubicle.

















Outside

Gardens & Parking

Set back from the road, 39 Ashby Road is approached via gated entry to a secure parking area with a block-paved driveway providing off-road parking for at least six vehicles, together with direct access to the double garage, which has two electric roller doors. There is pedestrian access down both sides of the property, one of which leads to a small south-facing vegetable plot and kitchen garden, adjacent to a Log Cabin Suitable for use as a home office, gym, playroom. The rear garden is laid mainly to lawn with a variety of mature trees and hedging at the far end, making it perfect for a growing family. The property occupies a generous total plot of around 0.26 acres. Just off the rear elevation of the house is a composite decking area and a paved patio running across the back, together with a hot tub and gazebo, ideal for summer entertaining.

Solar Panels & Batteries

The house has an excellent energy rating, no doubt enhanced by the 28 solar panels on the rear roof and garage roof, complemented by batteries that have the ability to feed back to the national grid.





LOCATION

Daventry is a historic market town in West Northamptonshire, England, with roots stretching back to Saxon times. Its name is thought to derive from Dane-tree, possibly referencing a meeting place beneath a notable tree used by the Danes. The town grew as a market centre in the medieval period, and its weekly market, still running today, has been part of its identity for centuries.

The town's layout combines older streets and buildings with newer housing developments, reflecting its long history alongside more modern growth. Landmarks include the Moot Hall, an 18th-century building that once served as the town hall and is now a museum, and the Holy Cross Church, a Georgian church built in the mid-1700s that stands out for its classical design. Daventry Reservoir and the surrounding country park provide green space and attract walkers, birdwatchers and families.

Economically, Daventry developed through industries such as boot and shoe making in the 19th century, and later became known for radio transmission when the BBC established its transmitting station nearby in 1925. Today, the town functions as a hub for logistics, light industry and services, supported by its proximity to the M1 and other major routes.

Culturally and socially, Daventry offers a mix of traditional community life and modern facilities, with schools, leisure centres and a growing range of shops and eateries. The surrounding countryside, including the nearby Cotswolds Edge and canal network, makes it a popular location for those who enjoy outdoor activities while still being within commuting distance of larger towns and cities such as Northampton, Rugby and Coventry.





INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.
 EPC Rating – B.
 Council Tax Band – G.
 Local Authority – West Northamptonshire Council.
 Property Construction – Standard - Brick and Tile.
 Electricity Supply – Mains, Solar panels and batteries.
 Water Supply – Mains.
 Drainage & Sewerage – Mains.
 Heating – Gas Central Heating.
 Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.
 Parking – Garage parking for 2 cars and off road parking for 6 cars.
 Special Notes – There are restrictive covenants on the property. Please speak to the agent for more information.

Directions – Postcode NN11 9QD

Viewing Arrangements

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

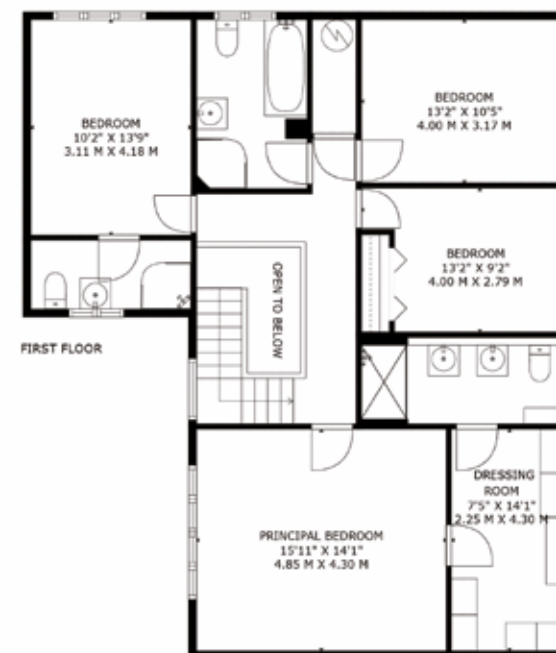
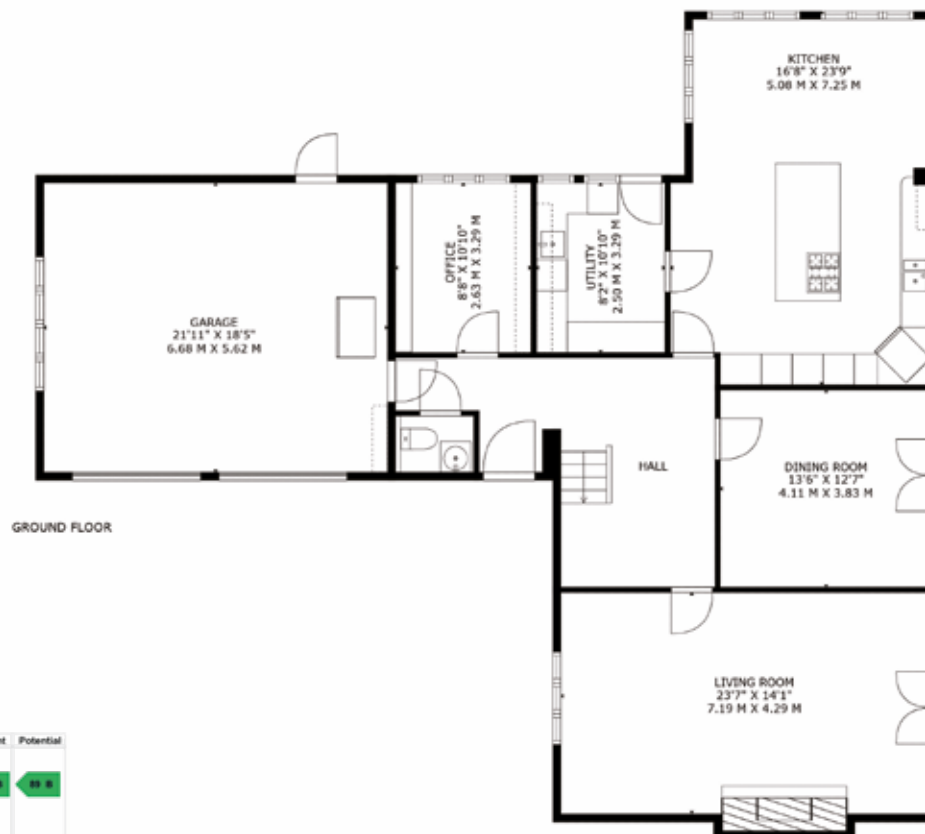
Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

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





GROSS INTERNAL AREA: 2448 sq ft, 227 m²
GARAGE: 404 sq ft, 37 m²

OVERALL TOTALS: 2852 sq ft, 264 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Property Redress

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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

FINE & COUNTRY



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.

We value the little things that make a home



CLAIRE HERITAGE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

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

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