



Stagger Holme
Old Road | Braunston | Daventry | Northamptonshire | NN11 7JB

STAGGER HOLME

Immaculate 3-bedroom cottage on the edge of the picturesque village of Braunston, beautifully renovated and thoughtfully extended by the current owner.



KEY FEATURES

A beautifully extended and enhanced Victorian cottage, believed to date back to 1845, offering unexpectedly spacious and versatile accommodation. Set on a generous plot, the property boasts mature gardens and extensive off-road parking, creating an ideal blend of period charm and modern practicality.

Thoughtfully reconfigured, the accommodation includes a welcoming sitting room, a cosy snug, a stylish kitchen/breakfast room, boot room, and cloakroom. Upstairs, the principal bedroom features an en suite shower room, complemented by two further bedrooms and a well-appointed family bathroom.

With attractive gardens to both the front and rear, and ample parking for multiple vehicles, this delightful home perfectly combines heritage character with contemporary comfort — an inviting village retreat with room to grow.















SELLER INSIGHT



Tucked away in a peaceful countryside setting, this home offers a true escape from the everyday — yet remains remarkably well connected.

Located on a quiet, no-through country lane reserved for residents only, the property enjoys a secluded, rural feel, surrounded by open fields and scenic walks that lead to a number of charming local villages — ideal for dog walkers and nature lovers alike.

Despite its tranquil setting, the home is just a short stroll from the heart of the village, where you'll find a well-stocked shop, traditional butcher, welcoming café, hairdresser, and a popular fish and chip shop. No fewer than four pubs — including two beside the canal — offer a warm welcome and a taste of the area's rich heritage, closely tied to the historic heart of Britain's canal industry.

Families will appreciate the excellent local primary school within walking distance, while commuters benefit from easy access to Long Buckby and Rugby train stations, as well as the M1, M6 and A14. Birmingham International Airport is also just 35 minutes away.

Outdoor enthusiasts can enjoy the nearby marinas and picturesque canal-side walks, or spend a day at Draycote Water — just 15 minutes away — offering opportunities for sailing, cycling, fishing and more.

*The property itself is perfectly positioned for peace and privacy, with off-road parking for at least eight vehicles and further space available on the lane. A rare opportunity to enjoy life in a truly remote-feeling, countryside retreat — without compromising on convenience.**

* 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.















LOCATION

Stagger Holme enjoys a peaceful position just south of the charming village of Braunston, a picturesque hilltop community steeped in heritage and surrounded by scenic countryside. With its unique setting at the junction of the Grand Union and Oxford Canals, Braunston offers a vibrant village life with a choice of welcoming pubs — The Boathouse, The Admiral Nelson, The Plough and The Wheatsheaf — each perfect for relaxed dining and socialising.

The village is wonderfully well-served, featuring an excellent village shop with post office, a traditional butcher, a popular fish and chip shop, a hairdresser, and a well-regarded primary school — all just a short stroll away. Braunston Marina, a beloved local gem, hosts annual boating events and offers delightful canal-sidewalks that can be enjoyed directly from Ventnor Lodge.

Ideally positioned on the Northamptonshire–Warwickshire border, Stagger Holme benefits from strong connections to both private and state schooling options, as well as superb access to the national road network, with the M1 just a short drive away at Junction 18 in nearby Crick. It's a location that offers the perfect blend of village charm and modern convenience.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – D

Council Tax Band – B

Local Authority – Daventry.

Property Construction – Standard - Brick and Tile.

Electricity Supply – Mains.

Water Supply – Mains.

Drainage & Sewerage – Mains.

Heating – Air Source Heat Pump. There will be maintenance costs involved– please speak with the agent for further information.

Broadband – FTTC Broadband connection available
- we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Driveway parking for 4+ cars.

Directions

What Three Words: [///commuted.match.scrum](https://www.what3words.com/commuted.match.scrum)
Postcode: NN11 7JB

Viewing Arrangements

Strictly via the vendors sole agent, Graham Lee, on 0777 337 2667

Website

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

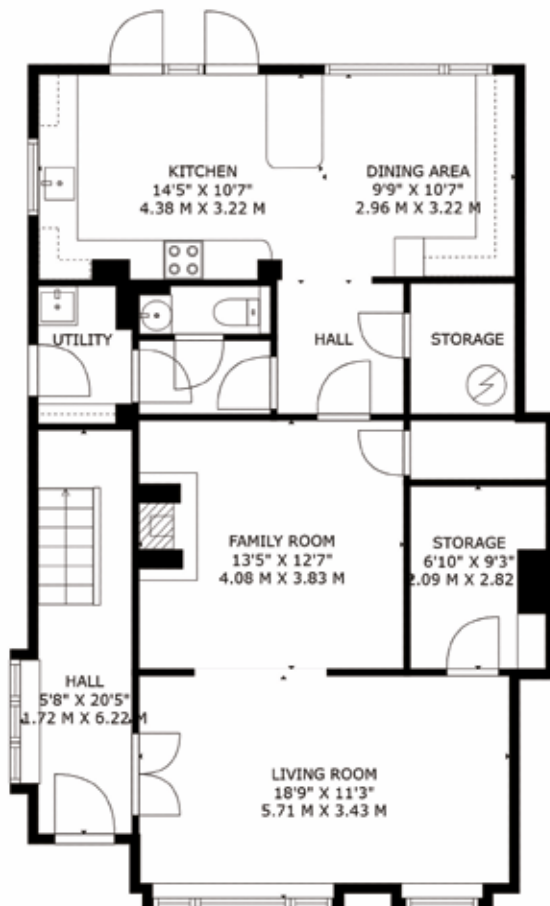
Opening Hours -

Monday to Friday - 9.00 am - 5.30 pm

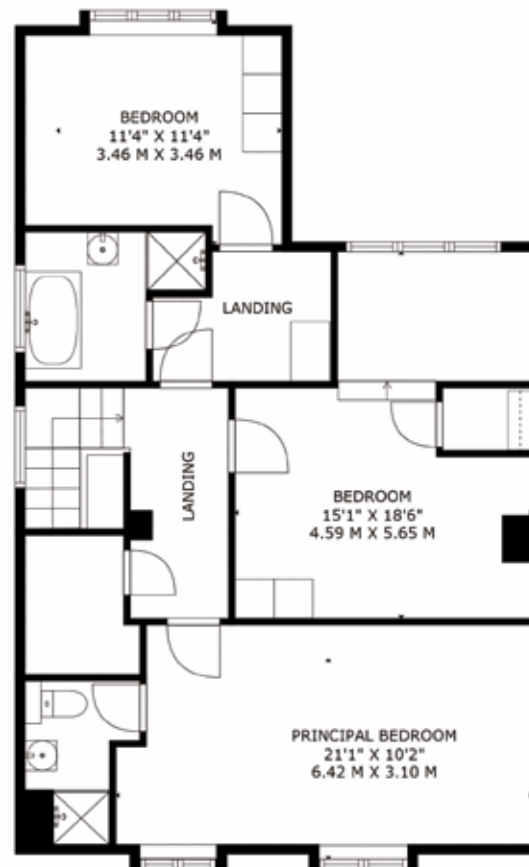
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

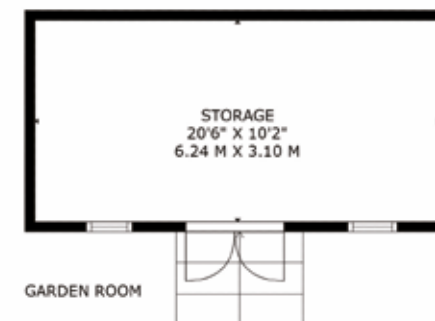




GROUND FLOOR



FIRST FLOOR



GARDEN ROOM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 2087 sq ft, 193 m²
LOW CEILING: 53 sq ft, 4 m²

OVERALL TOTALS: 2140 sq ft, 197 m²

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





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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.

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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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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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