



Connells

Manor Close
Charwelton DAVENTRY

Manor Close Charwelton DAVENTRY NN11 3YQ

for sale guide price
£700,000



Property Description

Connells are delighted to bring to market this *BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME* MUCH IMPROVED BY CURRENT OWNERS* QUIET CUL DE SAC POSITION* DOUBLE GARAGE and DRIVEWAY* EXTENSIVE FRONT and REAR GARDENS* Set in the heart of the popular Northamptonshire village of Charwelton.

The pleasant quiet village of Charwelton is situated approximately 6 miles South West of the market town of Daventry and 12 miles North West of the market town of Banbury. The village adjoins the Banbury to Daventry Road which allows easy access to both Junction 16 of the M1 and Junction 11 of the M40. The well-known beauty spots of Badby woods and Everdon Stubbs are also nearby. Within the village there is a popular public house and there is the historical parish church and also a chapel which was built originally as a Wesleyan chapel. The village hall boasts a very active community centre and there are further facilities in the villages of Badby and Byfield which offer primary schools, health centre, village stores, restaurants and other public houses.

Local schools include Woodford Halse C of E Primary, Byfield Primary School, Cardus School, Overthorpe Prep. School in Dunchurch, Princethorpe College and Rugby School. There is a free school bus transport to Danetre and Southbrook Learning Village, Daventry. Charwelton is a village to the south of Daventry with a public house and a church.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Shale stone driveway leading to double garage and round the front garden to the main entrance and to the gated side access, the front garden is laid to lawn with mature tree and shrubs.

Entrance Hall

Welcoming entrance hall with double glazed window to the front aspect. Radiator, stairs to the first floor, two storage cupboard, tiled flooring and door leading to:

Cloakroom

Double glazed window to the side aspect. There is a radiator, low level WC, wash basin and tiled floor and tiled splash-back.

Lounge

19' 6" x 11' 11" (5.94m x 3.63m)

Double glazed window to the front aspect with double glazed sliding doors to the front aspect and double doors leading into the snug. Feature fireplace with electric fire and tiled floor with under floor heating.

Snug

11' 7" x 9' 9" (3.53m x 2.97m)

Tiled under floor heating with wall lights, TV point and opening to bar area.

Bar Area

9' 7" x 5' 4" (2.92m x 1.63m)

Tiled under floor heating with a built-in bar area and open to dining family room and door to study.

Study

10' 7" x 7' 7" (3.23m x 2.31m)

Double glazed window to the rear aspect, radiator and a door to the garage.

Dining Family Room

22' 10" x 10' 6" (6.96m x 3.20m)

Double glazed window to the rear and both sides and double-glazed French doors leading out to the rear garden, Tiled floor with under floor heating.

Kitchen

14' 5" x 12' 7" (4.39m x 3.84m)

Modern fitted kitchen with wall and base units and work surfaces over. An island with breakfast bar and sink with drainer inset to island, integrated electric hob and hood above and storage draws underneath. Integrated appliances include fridge/freezer, double oven, wine cooler and dishwasher. A tiled floor with under floor heating and opening to family dining room.

Bathroom

Obscured double glazed window to rear aspect. Tiled floor with under floor heating, heated towel rail, part tiled walls, the suite comprises of a walk-in shower, freestanding bath, wash hand basin inset to a vanity unit and low-level WC.

Main Bedroom

29' 5" x 8' 3" (8.97m x 2.51m)

Double glazed window to the rear and side aspect, tiled floor with under floor heating, walk-in dressing area with built in wardrobe and dressing table, doors leading to en-suite and hall.

En-Suite

Obscured double glazed window to rear aspect. Tiled flooring with under floor heating, there is a heated towel rail, part tiled walls, the suite comprises of a walk-in shower, wash hand basin set into a vanity unit and low-level WC.

Bedroom Two

11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed window to the front and side aspect. Currently being used as a music/study room.

Stairs & Landing

The stairs and landing are carpeted, there are doors leading to both bedrooms and the shower room. Double glazed window to the side aspect.

Bedroom Three

12' 3" x 12' 3" (3.73m x 3.73m)

Double glazed window to the front and side aspect. Built in wardrobes, carpeted floor and a radiator.

Bedroom Four

9' 4" x 8' 1" (2.84m x 2.46m)

Double glazed window to the rear aspect, carpeted floor and a radiator. door leading to loft space.

Shower Room

Obscured double glazed window to the rear aspect. Tiled flooring with under floor heating, there is a heated towel rail, part tiled walls, the suite comprises walk in shower, wash hand basin and low-level WC.

Double Garage

Double garage with electric roller doors, power and light. The garages have been made into three areas, utility area, workshop and storage area.

Utility

10' 1" x 8' 3" (3.07m x 2.51m)

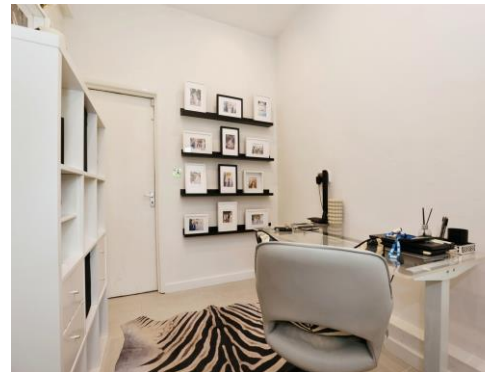
Double glazed window to the rear aspect and single door leading out to the rear garden. Fitted with a wall and base unit with work surface over and inset sink and drainer. Appliance space for a washing machine and tumble dryer and an integrated freezer.

Workshop

Electric point.

Rear Garden

A paved patio adjacent to the property with paved pathway leads to gated side access. Mainly laid lawn with timber shed and enclosed with timber fencing with raised flower beds and mature trees.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/STH104453



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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