



21 Lime Avenue, Eydon, Daventry, Northants. NN11 3PG  
£350,000

Stanbra  
Powell

Estate Agents  
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Property Lettings







*A spacious three bedroom stone property backing onto open fields.*

**Entrance hallway | Living room | Kitchen/breakfast room | Lean-to | Ground floor shower room | Three good size bedrooms | Garden | Useful outbuilding | Large driveway | Backing onto open fields | Village location**

Located in the ever desirable village of Eydon is this three bedroom stone property benefiting from large driveway, living room, refitted kitchen/breakfast room, bathroom, three well-proportioned bedrooms, good size rear garden and useful outbuilding. The property also benefits from views over open countryside to front and rear. The property is offered for sale with no onward chain.

**Ground Floor**

Front door.

**Entrance hallway:** Radiator. Stairs rising to first floor.

**Living room:** Spacious dual aspect room. Two radiators. Open fireplace with feature stone surround. Ceiling beams. Double glazed window overlooking frontage. Rear window overlooking garden and open fields.

**Shower room:** Three piece suite comprising of low level WC, wash handbasin and double shower cubicle with Bar shower over. Tiling and Aqua boarding to splashback areas. Heated towel rail. Double glazed obscured window to front aspect.

**Refitted kitchen/breakfast room:** Range of modern base and eye level units with laminate worktop. Built-in stainless steel sink unit with swan neck tap. Built-in oven with 4 ring electric hob, extractor hood above. Space for washing machine. Space for fridge/freezer. Tiling to splashback areas. Double glazed window overlooking garden and open fields. Radiator. Large understairs storage cupboard housing fuse box. Single glazed door leads to lean-to.

**Lean-to:** Brick construction. Single glazed windows on all sides. Floor standing oil boiler. Door leading to rear patio.

**First Floor**

**Landing:** Double glazed window overlooking rear garden and open fields. Access to large loft area which has potential to convert subject to necessary planning permission.

**Bedroom one:** Dual aspect room. Radiator. Built-in wardrobe. Double glazed window to front aspect. Double glazed window overlooking rear garden and open fields.

**Bedroom two:** Double bedroom with double glazed window to front aspect. Radiator. Airing cupboard housing modern hot water tank.

**Bedroom three:** Small double bedroom. Double glazed window overlooking rear garden and open fields.

**Outside**

**Front:** Large block paved driveway for three/four vehicles which could be enlarged further if required. The rest of the frontage is laid to lawn, enclosed by fencing and stone wall.

**Rear garden:** West facing aspect measuring approximately 60 ft in length. Large patio area which is mostly block paving. Stone steps leading to main section of the garden which is laid to lawn with path through the middle. Stone wall. Gate leading to rear section. The garden is mainly enclosed by timber panel fencing. Open fencing allowing field views. Gated side access. Outside tap.

Brick built structure **outbuilding** with tiled roof. Windows overlooking rear garden and open fields. Power and light connected. This could be a useful studio or home office.

Second outbuilding is stone built and houses the oil tank. Further storage.

**Eydon** is a popular village with many clubs, church, sports field with playground, village hall, farm shop and a public house. Nearby Culworth has a primary school and there are good local and private schools. Bloxham, Stowe and Tudor Hall are also within easy reach. More amenities are available in Banbury with access to the M40 (Jct 11) plus regular train services to London (Marylebone) in under the hour.

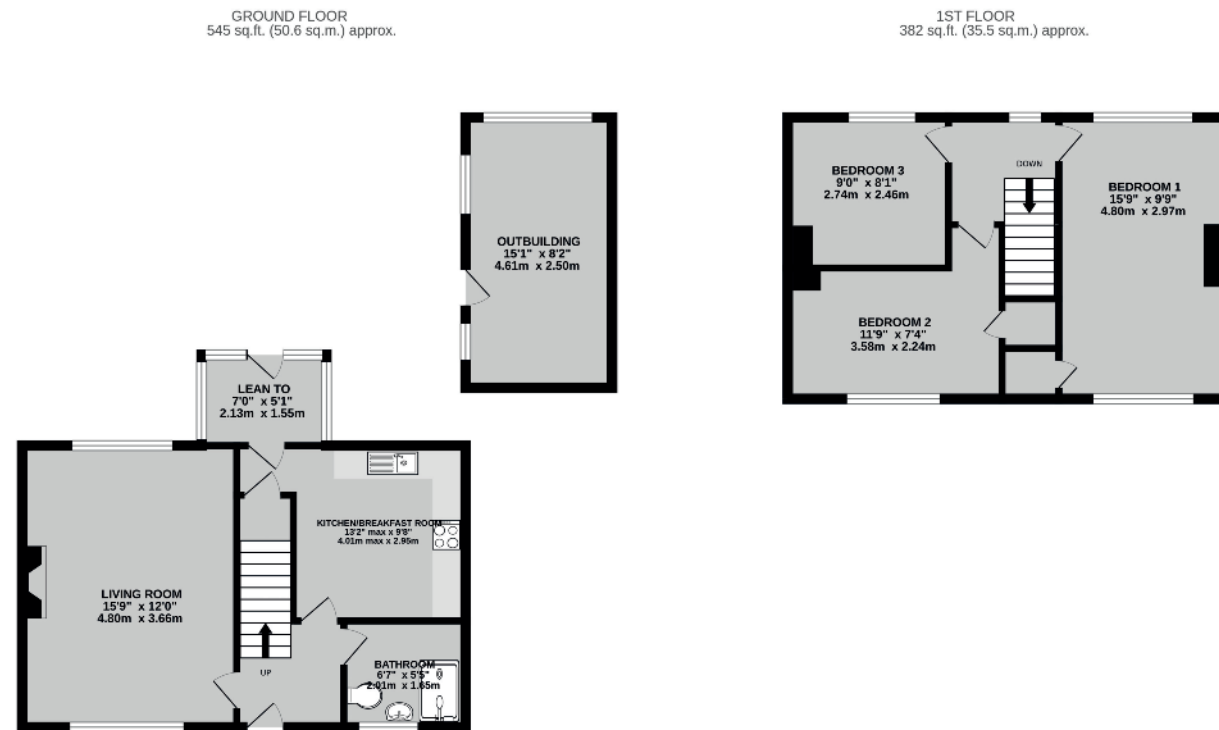
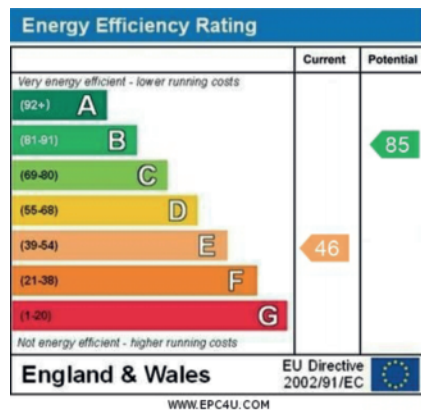
**Services:** All **Council Tax Banding:** C  
**Authority:** South Northants Council











TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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