



HILL VIEW

Eydon, Daventry, NN11 3PB



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ESTATE AGENTS



Hill View

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Total GIA Inc. Garage | Approx. 110 sqm (1184 sqft)

Features

- Period Property maintaining original features
- Idyllic sought after village location
- Integral garage/workshop with separate carport
- Two double bedrooms with a large dressing room
- Separate timber summerhouse
- Good local amenities
- Front and rear gardens
- Two reception rooms
- Kitchen and separate utility

Description

Fernlea is a quintessential English cottage situated in the highly sought-after village of Eydon, set amidst the rolling countryside of South Northamptonshire. Constructed in the Edwardian era from locally quarried ironstone beneath natural slate roofs, the property retains a wealth of period character and is complemented by attractive, well-established gardens to both the front and rear.

The accommodation is well-proportioned and thoughtfully arranged, comprising two double bedrooms, a generous dressing room, two modern shower rooms, a sitting room, dining room, kitchen, and a separate utility room. A particular feature is the attached stone-fronted garage/workshop, ideal for hobbyists or storage, complemented by separate vehicular access to a timber-framed carport. The property also includes a detached timber summer house, currently used as a potting shed, which offers potential as a garden office or studio.

Positioned on the edge of the village and within easy reach of the National Trust's Canons Ashby estate, Fernlea presents a rare opportunity to acquire a period home in a beautiful rural setting.



A charming Edwardian ironstone cottage set within established gardens in the heart of Eydon, offering characterful accommodation, a garage, carport, and a peaceful village setting within a Conservation Area.

The Property

Dining Room

The main front entrance opens directly into the central dining room, a characterful space featuring a chamfered oak ceiling beam with exposed joists, parquet flooring, and a charming inglenook fireplace with facing brick surround and an open fire set on a brick hearth. The room comfortably accommodates a family-sized dining table along with additional perimeter furniture. Traditional panelled doors with brass ironmongery lead to the sitting room, kitchen, and central stair hall. To one side of the fireplace is a useful two-door pantry and storage cupboard, and there is an additional understairs cupboard offering further storage. A traditional metal Crittall window to the front elevation provides natural light and a pleasant outlook over the cottage garden.

Kitchen

The kitchen is situated to the right-hand side of the property and is accessed via a part-glazed timber panel door with brass ironmongery, opening out to the side courtyard. Fitted in a galley-style arrangement, the kitchen features off-white shaker-style base and wall units topped with a quartz work surface and matching upstands. An inset stainless-steel sink and a half is set beneath a chrome mixer tap, with integrated drainage channels cut into the quartz surface. Appliances include a built-in four-burner induction hob and a two-door electric oven, with space provided for a full-height fridge freezer. Natural light is drawn in through two traditional Crittall windows to the front and side elevations. The flooring is finished in a practical stone-effect sheet vinyl, and a high-level meter cupboard to the rear houses the mains digital electric meter and consumer unit.

Sitting Room

A cosy and inviting space, ideal for reading and relaxation, featuring original exposed ceiling joists and a full-height fitted library bookshelf with integrated low-level cupboards. The walls are neutrally decorated, and natural light is provided by an arched Crittall window to the front elevation, offering attractive views over the cottage garden.



The Property

Utility Room

Positioned to the rear left-hand side of the property, the utility room benefits from a large window, allowing for good natural light. Plumbing is in place for a dishwasher, and a timber door provides access to the ground floor wet room.

Ground Floor Wet Room

The wet room is fitted with a walk-in shower, a ceramic wall-mounted wash hand basin with chrome mixer tap, and a close-coupled WC. The walls are finished with full-height ceramic tiling, and mechanical extract ventilation has been installed.

Rear Hall/Stairwell

Centrally located, the rear hall features a straight flight of carpeted stairs with ranch-style timber handrails, providing access to the first-floor accommodation. A part-glazed door leads to a small brick-built utility area.

First Floor Landing

A generously sized space, with sufficient room for a desk or bureau, making it suitable for use as a study area. A leaded light window offers pleasant views.

Bedroom One

A well-proportioned double bedroom located at the centre of the property, featuring an arched opening with a leaded light casement window overlooking the front garden. A traditional slatted and ledged door leads through to a spacious dressing room.

Dressing Room

Fitted with full-height built-in storage and a vanity unit housing an inset ceramic sink and chrome pillar taps. A leaded light window provides views over the front cottage garden.

Bedroom Two

An attractive double bedroom featuring part-vaulted ceilings and extensive built-in storage. A leaded light window provides views over the cottage garden.

Shower Room

A bright and well-appointed space fitted with a quadrant shower, ceramic wash hand basin, and close-coupled WC. A built-in cupboard with shelving provides useful storage, and heating is supplied by a chrome ladder-style towel rail.





Grounds

Front Aspect

The property is set back from Hill View Road behind a well-maintained front garden, featuring established perimeter shrubs, planted borders, and lawned areas flanking a central brick-edged pathway leading to the main entrance. The garden is enclosed by low-level castellated facing brick walls, providing a traditional boundary in keeping with the property's character. A continuation of the pathway extends around to the right-hand side, giving access to the courtyard area.

Side Aspect

The property benefits from a shared gravel driveway, providing access to the side entrance, courtyard area, attached single garage, and rear garden. The side courtyard is laid to hard-standing and is enclosed by a combination of brick wall and timber picket fencing. A gated entrance leads to the panelled side door, offering convenient secondary access to the property.

Rear Aspect

Double timber swing gates from the shared driveway open to a timber-framed carport with a gravelled base, adjacent to a hard-standing area that provides additional parking as well as space for alfresco dining and summer entertaining. The carport leads onto a small lawned area with an established apple tree, which will soon be coming into blossom. Separate pedestrian access is available to the garage from the rear garden. To the left-hand side of the garden, a sheltered patio area enjoys a sunny aspect and provides an ideal spot for informal outdoor dining. A timber-framed summer house with part-glazed entrance door and matching glazed side panels is also situated within the garden and is currently used for storage and potting purposes.

Garage

The attached single garage is constructed in facing brick with coursed ironstone to the front elevation, complementing the main house. It offers a generous space for a single vehicle, with additional room around the perimeter for storage or use as a small workshop. A large mezzanine floor has been formed within the roof space, providing valuable additional storage. Pedestrian access is available from the rear garden via a traditional ledged and braced door, accompanied by a single-glazed side casement window. Vehicular access is provided by a remote-controlled roller shutter door, and power and lighting have been installed.



Location

Eydon is an attractive village set in undulating South Northamptonshire countryside, characterised by its 17th- and 18th-century ironstone cottages and established trees. Designated as a Conservation Area, the village has retained much of its historic charm and rural character, with a setting that evokes the feel of the Cotswolds.

Village amenities include The Royal Oak public house and restaurant, a parish church, village hall, sports field, and a children's play area. Local producers and services such as Oboe Fine Wines, Dodds Manor Farm Shop, and a weekly butcher's van add to the village's appeal. Eydon also supports a lively community with a range of clubs and interest groups.

The village is well located for road and rail travel. The M40 motorway can be accessed at Junction 11 (Banbury), approximately 11 miles away. Mainline rail services from Banbury reach London Marylebone in around an hour, with faster journey times available to London Euston from Milton Keynes.

The surrounding area offers a range of leisure opportunities, including golf at Cherwell Edge and Staverton, horse racing at Warwick and Stratford-upon-Avon, and motor racing at Silverstone. Boddington Reservoir provides sailing and fishing, and scenic footpaths offer excellent walking from the village itself. Nearby Canons Ashby, a National Trust property, offers historic gardens and a café in a peaceful rural setting.

Eydon is well placed for access to a number of respected independent schools, including Winchester House in Brackley, Beachborough at Westbury, and Carrdus near Overthorpe, as well as the public schools of Rugby and Stowe.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Oil & Electricity

Council Tax: Band D **EPC:** F

Broadband: Ultra Fast Broadband Available 1000Mbps

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



National Trust Canons Ashby



Location Plan (not to scale)

Fernlea, Hill View, Eydon, NN11 3PB

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 110 sqm (1184 sqft)

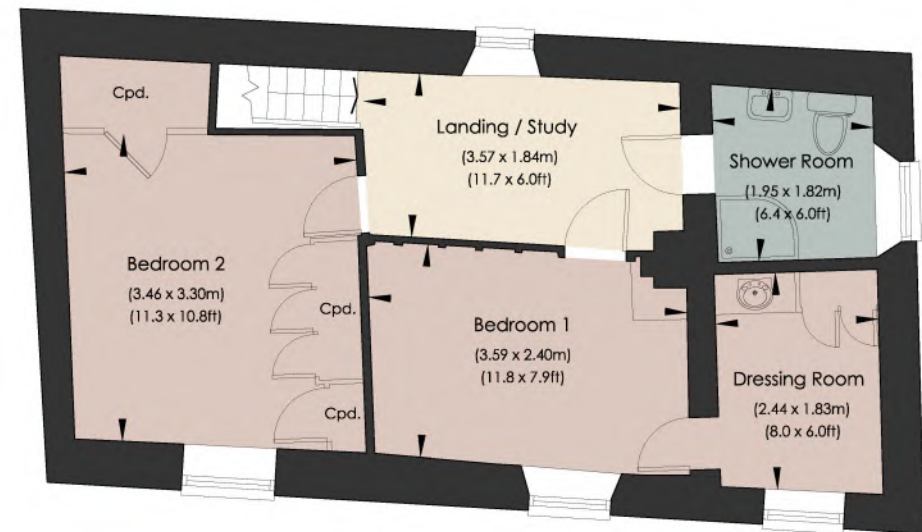


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 69 sqm (742 sqft)



FIRST FLOOR GIA = 41 sqm (441 sqft)



EYDON

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