

NEW INSTRUCTION



STOWE WALK

Middlemore, Daventry, NN11 8AY



DAVID COSBY  
ESTATE AGENTS







# Stowe Walk

Middlemore, Daventry, NN11 8AY

Total GIA | Approx. 128 sqm (1378 sqft)



3 Bedrooms



2 Receptions



2 Bathrooms

## Features

- Rarely available waterside home
- Offered with no onward chain
- Originally four bedrooms — easily reconfigurable
- Large master bedroom with two further bedrooms
- Family bathroom and en-suite to master bedroom
- Well-appointed kitchen / breakfast room
- Spacious dual-aspect sitting room with French doors to garden
- Overlooking Drayton reservoir
- Separate garage with allocated parking space

## Description

A rarely available three-bedroom waterside home (originally four bedrooms), located within the sought-after Middlemore development on the northern edge of Daventry. Positioned in an enviable corner plot, the property enjoys an open aspect overlooking the green habitat adjoining Drayton Reservoir, offering both privacy and a semi-rural feel within easy reach of local amenities.

Well-presented throughout, the accommodation is arranged over two floors and includes a generously proportioned dual-aspect sitting room, a spacious kitchen/breakfast room with central island and integrated appliances, and a versatile dining room/study. The first floor comprises a large principal bedroom suite – created by combining two original bedrooms – with en suite shower room and fitted wardrobes, alongside two further bedrooms and a modern family bathroom.

Externally, the south-facing front garden wraps around the property and takes full advantage of the peaceful setting, while the rear courtyard garden provides a private space ideal for entertaining. A single garage and allocated parking space are situated adjacent to the neighbouring property.



A well-positioned semi-detached home on the edge of Drayton Reservoir, offering generous living space, scenic outlooks, and excellent access to local amenities, countryside walks, and major transport links.



# The Property

## Entrance Hall:

The property is approached via a south-facing front entrance door, set beneath a canopy porch with glazed side panels. The welcoming entrance hall is finished with light oak-effect laminate flooring and off-white painted walls, creating a bright and contemporary first impression. From here, access is available to the principal ground floor rooms, including the sitting room, kitchen/breakfast room, and a versatile dining room or study. A ground floor cloakroom and a useful understairs storage cupboard are also located off the hallway.

## Living Room:

This generously proportioned dual-aspect sitting room is tastefully presented with neutral décor and champagne-coloured carpeting. A south-facing bay window to the front provides an attractive outlook over the adjoining natural green space, which forms part of a protected habitat area leading down towards the watercourse. To the rear, glazed French doors open directly onto the private courtyard garden, allowing for excellent natural light and a seamless indoor-outdoor connection.

## Kitchen / Breakfast Room:

This well-appointed kitchen features a central island incorporating both additional storage and a breakfast bar, creating a highly functional and sociable layout. A full complement of integrated appliances includes a fridge freezer, double oven, and dishwasher, with further provision for a washing machine and tumble dryer, neatly housed behind painted timber base units. The space is finished with large-format ceramic floor tiles, inset ceiling spotlights, and complementary off-white wall tiling above the work surfaces.

## Dining Room /Study:

This spacious, carpeted reception room features a bay window overlooking the front aspect and offers considerable versatility. Formerly arranged to accommodate both a formal dining area and a home office setup, the room comfortably provides space for a dining table and desk, making it well-suited to modern family living or hybrid working arrangements.

## Downstairs cloakroom:

Completing the ground floor accommodation is a neatly presented cloakroom comprising a modern white low-level WC and a wall-mounted hand basin with tiled splashback. An obscure-glazed window to the front aspect provides natural light.







# The Property

## First Floor Landing:

The champagne carpeting continues up the staircase to a spacious first floor landing, from which all three bedrooms and the family bathroom are accessed.

## Master Bedroom:

The principal bedroom enjoys a generous footprint, having originally comprised two separate rooms, now thoughtfully combined to create an impressive master suite. Four south-facing windows provide abundant natural light and elevated views towards the nearby reservoir. The room includes two fitted wardrobes and a contemporary en-suite shower room. Should a fourth bedroom be required, reinstatement of the former layout would be easily achievable.

## Ensuite:

The ensuite to the master bedroom is well-appointed, featuring a double-width shower enclosure, a wall-mounted semi-circular wash hand basin with central mixer tap set above a vanity unit, and a modern low-level WC. The layout offers both functionality and a clean, contemporary finish.

## Bedroom Two:

A generously sized double bedroom positioned to the front of the property, benefitting from two south-facing windows, offering excellent levels of natural light throughout the day. The room also includes fitted wardrobes, providing useful built-in storage.

## Bedroom Three:

Situated to the rear of the property, the third bedroom is a smaller single room that would comfortably accommodate a single bed and wardrobe, making it suitable for use as a child's bedroom, nursery, or home office.

## Family Bathroom:

The well-proportioned family bathroom is located to the rear of the property and features an obscure-glazed window providing natural light while preserving privacy. The suite comprises a wall-mounted semi-circular wash hand basin set above a fitted vanity unit, a low-level WC, and a panelled bath with shower over. The room is finished with oak-effect laminate flooring and large ceramic tiling to the walls, creating a bright and practical space.





# Grounds

## Front Aspect:

The south-facing garden wraps around the front of the property and offers a pleasant outdoor space, well-positioned to enjoy the sun throughout the day. Overlooking the adjoining green habitat and reservoir just beyond, this setting provides a peaceful and picturesque outlook — ideal for morning coffee or evening relaxation, with a distinctly tranquil atmosphere.

## Rear Garden:

To the rear of the property lies a private courtyard garden — an enclosed space ideal for outdoor dining and entertaining. Accessed directly from both the sitting room and kitchen, the garden offers a sheltered and low-maintenance setting, perfectly suited for relaxed evenings or alfresco gatherings.

## Garage:

The property benefits from a single garage, located adjacent to the neighbouring property, along with an allocated off-road parking space. This arrangement provides convenient and secure parking in close proximity to the house.

## Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.





## Location

The property is situated on the banks of Drayton Reservoir, in the heart of the popular Middlemore development on the northern outskirts of Daventry.

Daventry is surrounded by attractive countryside and offers a pleasant, largely pedestrianised town centre. The historic Sheaf Street runs through the heart of the town and is lined with a variety of independent shops, characterful cafés, and Listed buildings. The wider centre also includes larger national retailers and a range of sporting and leisure facilities.

Middlemore itself benefits from a well-regarded local pub, the Middlemore Farm, as well as its own convenience stores, adding to the appeal of this established residential area.

For those who enjoy the outdoors, the nearby Drayton Reservoir and Daventry Country Park provide excellent walking routes and opportunities for wildlife spotting. A short distance away, Borough Hill offers panoramic views and is of archaeological significance, with remains of an Iron Age hill fort and a Roman settlement.

Daventry is exceptionally well-positioned for commuters. Located close to the intersection of the M1, M6, and M45, it provides swift road links across the Midlands and beyond. For rail travel, Long Buckby station is within easy reach and offers regular services to Birmingham, Northampton, and London, making it an ideal location for both professionals and families.

## Property Information

**Local Authority:** West Northamptonshire Council (Daventry Area)

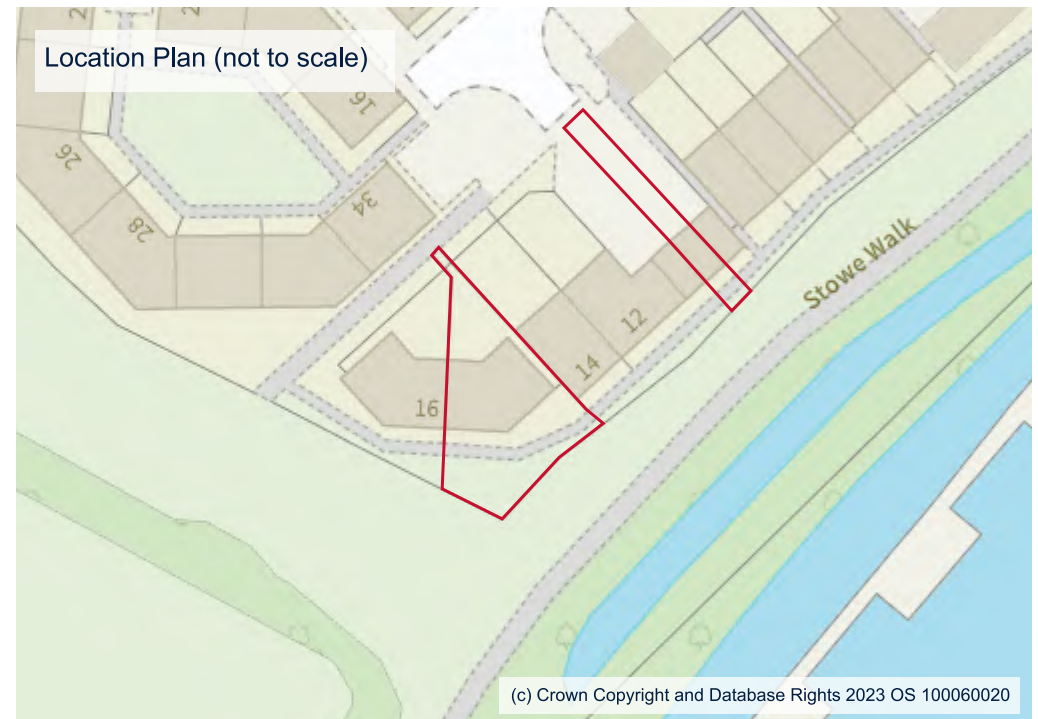
**Services:** Water, Drainage, Gas, Electricity, and Solar Roof Tiles

**Council Tax:** Band D    **EPC:** C

**Broadband:** Ultra Fast Broadband Available 1800Mbps Upload Speeds

## 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.*





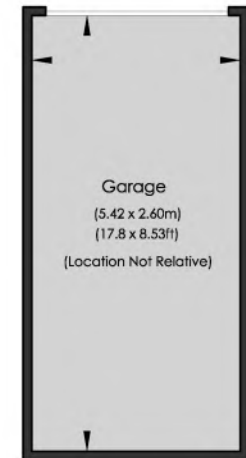
# Stowe Walk, Middlemore, Daventry, NN11 8AY

Approximate GIA Exc. Garage = 128 sqm (1378 sqft)



David Cosby Chartered Surveyors & Estate Agents

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 = 64 sqm (689 sqft)



FIRST FLOOR GIA = 64 sqm (689 sqft)





DAVENTRY

01327 361664

enquiries@davidcosby.co.uk  
www.davidcosby.co.uk



RICS

rightmove



The Property  
Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY  
ESTATE AGENTS



# Thinking of Selling?



## MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01327 361664** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



**Gareth Powell**  
**MARLA**  
Sales & Lettings Manager



**David Cosby**  
**MRICS**  
Director | Building Surveyor



**Virginia Church**  
**MRICS**  
Building Surveyor



**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



**Sadie Tyson**  
**MNAEA**  
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01327 361664

**www.davidcosby.co.uk**