



## New Farm

Fawsley Road, Fawsley, Daventry, Northamptonshire

**BROWN & CO**







## New Farm, Fawsley Road, Fawsley, Daventry, Northamptonshire, NN11 3BT

A country residence of the highest quality and stature with an enviable position overlooking a gentle valley and enjoying outstanding views over the garden and grounds, totalling 52.81 acres

FOR SALE BY PRIVATE TREATY



### DESCRIPTION

New Farm is a country residence of the highest quality and stature with an enviable position overlooking a gentle valley and enjoying outstanding views over the garden and grounds, totalling 52.81 acres. Approached by a long tree lined private driveway, the property sits proudly in the middle of its land, giving it a private and peaceful setting.

The current owners since they purchased New Farm, have created a beautiful and lovingly updated property to the highest specification. The property is fitted with a LUTRON control system, which controls the lighting and the environment of the house on an individual room basis, via the underfloor heating.

The house benefits from its own entertainment system, which operates the TV's, radio and CCTV and lighting on a room-by-room basis. The property also benefits from a 1GB Wi-Fi and telephone supply.

### LOCATION

New Farm is located in quite an isolated position in open countryside between the villages of Fawsley and Everdon. The property is ideally located for good access to the road network via the A5, M1 and M40.

The homestead is located within the landscaped garden, with the landscaped gardens, with the gardens sweeping around the property, planted with mature shrubs and trees. The gardens run to a "haha" which has extensive views over the adjoining land.

The Coach House/Stable Block offers any new owner the potential to use them as stables or to be converted into additional accommodation. There is further stabling and garaging.

### ACCOMMODATION

The accommodation at New Farm is arranged over two floors as follows:

#### Ground Floor

Front door leading to

Entrance Hall - 3.91m x 3.52m, with polished limestone floor, with arch leading to Dining Room, doorways to Lounge, Sitting Room, Kitchen, Breakfast Room and Cellar.

Dining Room: - 5.60m x 4.00m with double doors leading to the outside and views across the countryside and polished limestone floor, ceiling spotlights and integral audio system.

Lounge: - 8.75m x 4.92 (max), 4.00m (min) with feature polished stone fireplace with integral gas fired stove with double doors to patio and views across the land and countryside and integral audio system.

Sitting Room: - 6.88m x 5.00m(max), 3.97m (min) with stone mantled fireplace with stone hearth and fitted Yeaman gas fire.

Kitchen/Breakfast Room: 8.93m (max) x 3.95m with extensive range of floor and wall mounted unit with granite work surface and range of integrated appliances including two SUBZERO ovens and fridge freezer with extractor fan, also a QUOOKER boiling water tap.

Cellar/Utility Room: 3.35m x 3.25m

#### First Floor:

The sweeping solid timber staircase from the Entrance Hall leading to Landing.

Landing with doors leading to Bedroom

Master Bedroom: - 9.00m x 4.00m (min) 4.88m (max)

Bathroom: - 3.70m x 1.86m with walk-in shower, panelled bath, pedestal washbasin and W.C.

Dressing Room/Bedroom: - 4.28m x 2.79m with extensive fitted wardrobes.

Bedroom Two: 3.97m x 3.98m

Family Bathroom: - 3.78m x 2.91m with free-standing bath, wash basin, W.C and heated towel rail.

Bedroom Three: - 6.40m x 4.00m (max) 3.57 (min) with built in wardrobes and adjoining Ensuite

Ensuite: 3.97m x 2.03m with shower cubicle, panelled bath, pedestal washbasin, W.C and heated towel rail.

### OUTBUILDINGS

#### The Coach House

A detached building of stone construction which forms a courtyard with the main residence and is approached via an archway from the main drive. The building has a wealth of potential to be turned into additional accommodation the main the dwelling.









At present the accommodation can be described as follows:

Ground Floor: (Main residence site)

Stable One: 4.21m x 3.41m with Lodden stable door

Stable Two: 4.18m x 3.95m with Lodden stable door

Stable Three: 5.25m x 4.00m with Lodden stable door

Horse Solarium: 4.40m x 2.17m

Generator/Plant Room: 5.35m x 3.95m with backup generator

With access from grounds with utility area and staircase leading to first floor:

First Floor:

Living Space/Storage Area:

(1) 5.87m x 5.17m

(2) 5.78m x 4.13m

Separate ground floor access leading to:

Tack Room: 5.33m x 4.09m

Groom's Kitchen: 5.77m x 4.22m with Kitchen facilities and separate W.C and pedestal basin

#### Stabling

Timber framed stables with adjoining garden store

Stable One: 4.20m x 4.10m

Stable Two: 4.20m x 4.10m

#### Pony Stables

Timber framed stables consisting of:

Store/Stable: 3.67m x 2.67m

#### Garaging

Two timber framed garages with open fronts consisting of:

Garage One: 5.62m x 5.55m (restricted height)

Office: 5.00m x 2.88m (restricted height)

Garage Two: 8.25m x 5.55m (restricted height)

#### THE LAND

The homestead is located in the middle of the property, set in 52.18 acres of land, which at present is maintained as parkland with trees to both the west and southern boundary, adding an element of privacy.

#### GENERAL REMARKS & STIPULATIONS

what3words

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#### Tenure & Possession

The property is sold freehold and with vacant possession upon completion of the purchase.

#### Method of Sale

The property is being offered for sale by private treaty

#### Services

Mains water and electricity are connected to the property and drainage is to a private system. The central heating is from an underground domestic gas tank.

#### Arbitration

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

#### Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of any wayleaves, easements or rights of way, whether mentioned or not.

#### Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All other items are expressly excluded regardless of inclusion in any photograph. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Money Laundering Regulations

Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with this will be appreciated, as this is in order to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

Council Tax  
Council Tax Band G

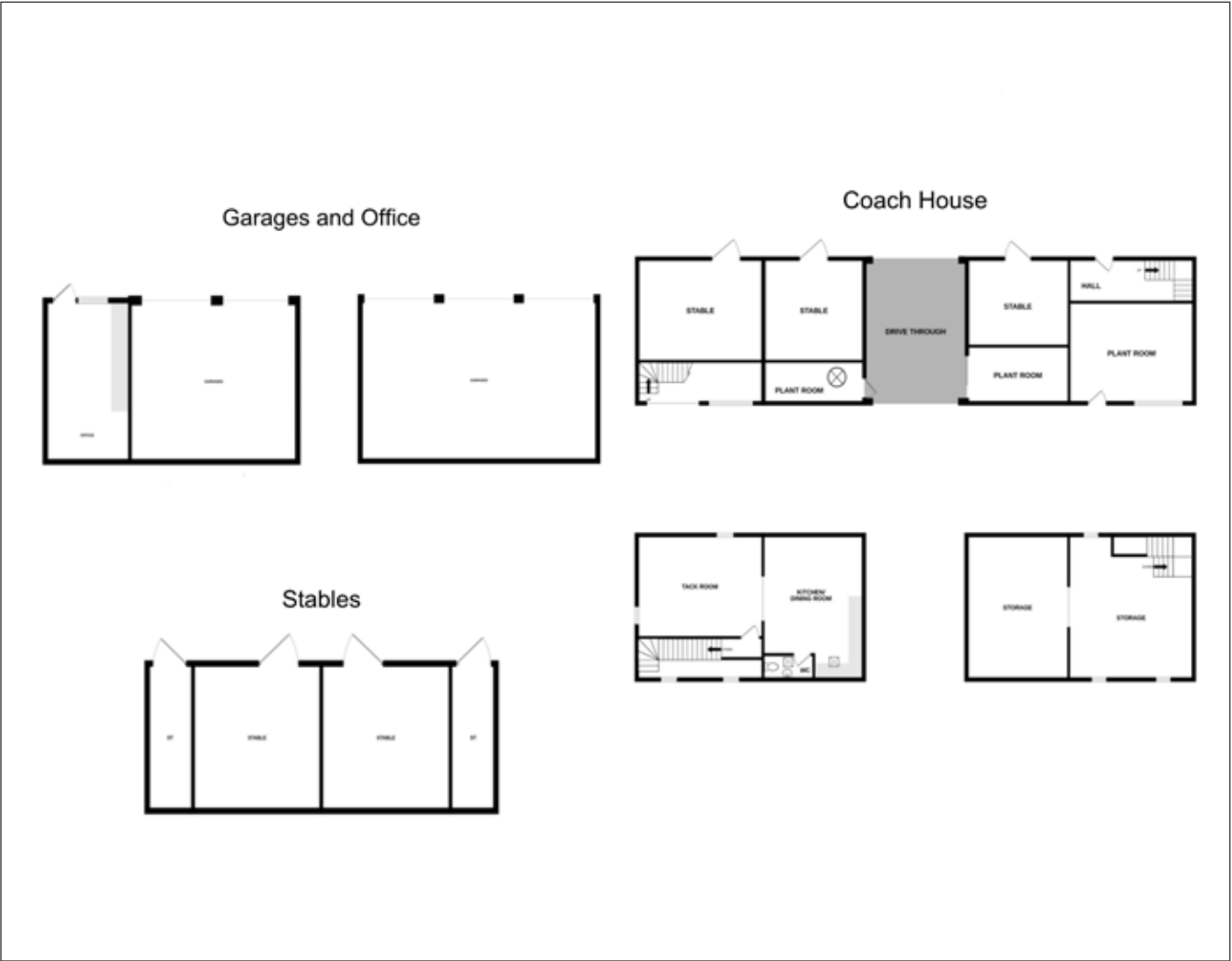
EPC  
EPC Rating E

Plans & Particulars

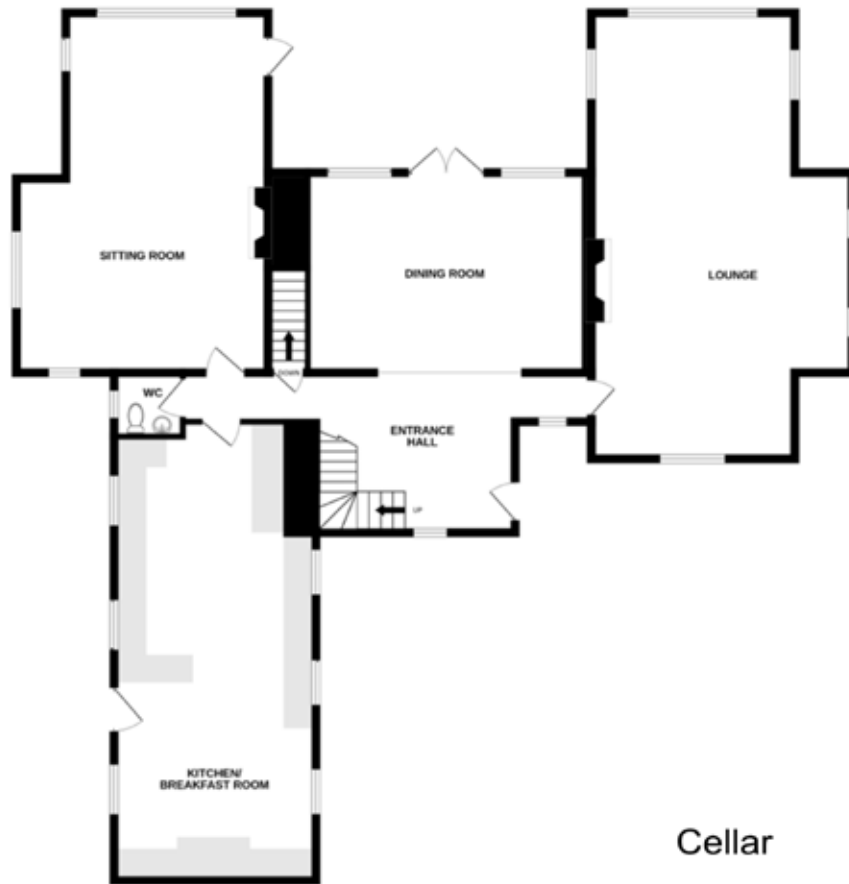
These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Further enquiries & Viewings

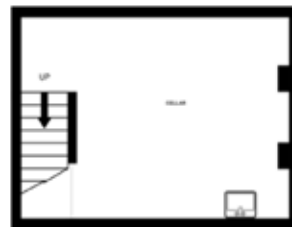
For further information and an appointment to view, please contact Richard Newey on 0116 2814931.



Ground Floor



Cellar



First Floor







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## Brown&Co Leicester

5 Geoff Monk Way | Birstall | Leicester | Leicestershire | LE4 3BU

T 0116 289 4719

E [leicester@brown-co.com](mailto:leicester@brown-co.com)

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Property and Business Consultants  
[brown-co.com](http://brown-co.com)