



5 School Hill, NEWNHAM, Northamptonshire, NN11 3HG

**DEBBIE COX**  
Your personal estate agent  
member of  
**exp<sup>®</sup> UK**

**5 School Hill  
NEWNHAM, Northamptonshire  
NN11 3HG**

**Guide Price: £290,000**

Situated on a good sized plot backing onto open countryside to the rear, this property has undergone improvements by its current owners to include a re-fitted kitchen with appliances, new UPVC double glazed windows and outdoor space enhancement to the rear. Newnham is a highly sought after village with an active community and village pub, as well as many countryside walks and Daventry market town just a short drive away.

## FEATURES

- Mature Semi-Detached Property
- superb Plot Backing onto Countryside
- Elevated Position with Views
- Feature Open Fireplace
- Recently Re-Fitted Kitchen with Appliances
- Re-Fitted Double Glazed Windows
- Mains Gas Central Heating
- Village with Amenities, including Pub and Primary School
- Situated Close to Daventry Market Town

## VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email [debbie.cox@exp.uk.com](mailto:debbie.cox@exp.uk.com)



## Ground Floor Accommodation

Enter via UPVC door to:

### Entrance Hall

Stairs rising to first floor. Doors to sitting room and shower room. Understairs cupboard providing useful storage space.

### Sitting Room

A light room with double glazed window to the front overlooking the substantial front garden. This cosy room enjoys a working fireplace with decorative surround and mantle over, with shelving built into the alcove to one side. A further door leads through to:

### Kitchen

Recently re-fitted with a range of light coloured base and eye level units incorporating fitted appliances to include integral dishwasher, fridge freezer, electric oven, hob and extractor hood over. The work surface incorporates a single sink unit with double glazed window above overlooking the rear patio and garden beyond. There is a further double glazed

window and a UPVC door giving access to the outbuildings which incorporate a utility room.

### Shower Room

Situated off the entrance hall, the shower room is fully tiled to floor and walls and includes a recently replaced low level flush WC and a wash hand basin with cupboard under and medicine cabinet over. There is also a corner shower unit, extractor fan and heated towel rail.

### First Floor

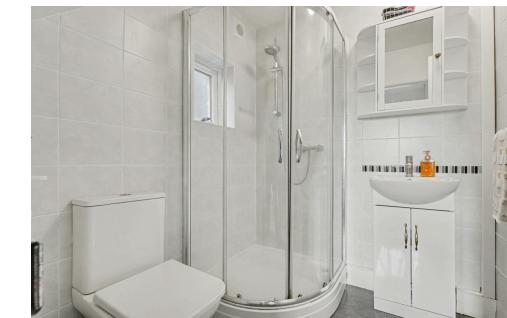
Split level landing with double glazed window to side elevation.

### Bedroom One

Enjoying a sunny aspect with stunning views over the Village Green and countryside beyond, this room features a decorative fire surround (not in use).

### Bedroom Two

With rear window enjoying views over the rear garden. Airing cupboard with shelving.



## Bedroom Three

With rear window overlooking the rear garden and open countryside beyond.

### WC

With obscure glazed window to front elevation, low level wc and wash hand basin with cupboard under.

### OUTSIDE

#### Front

The front garden enjoys an elevated position with steps leading up to a pathway leading to the front door. The front garden is mainly laid to lawn with hedge borders.

#### Rear

The rear garden can be accessed from the kitchen or via a side access gate leading from the front of the property. There is a paved and slabbed patio area immediately to the rear of the property which is retained by a low level wall. To the side of the patio, there are two outbuildings described below. Steps lead from either side of the patio area into the remainder of





the garden which has been landscaped to provide tiered levels comprising of two lawn areas, one of which with a garden shed. Continuing to the rear of the garden, there is a further raised area, ideal to attract wildlife and insects, with fence panelling to the rear and open countryside beyond. The garden enjoys mature trees, shrubs and beds. The boundary fence to one side and the rear have been recently replaced.

#### **Utility Room**

Situated off the rear patio, this room is a useful utility area with plumbing for washing machine and space for a tumble drier, both with work surface over and shelving. There is a further work surface with space for a further appliance and / or storage. Light and power connected.

#### **Storage Area**

Light and power connected with obscure glazed window to the rear, this outbuilding provides useful additional storage space.



## LOCATION

Newnham is an exceptionally popular village in this part of the County, situated only a few miles from Daventry town for its local conveniences, but enjoying the benefits of the open countryside and the many public footpaths it has to offer. The village boasts amenities to include 'Maria's Kitchen' formerly The Romer Arms pub, St Michael and All Angels Church, village primary school, allotments and an active village hall, as well as many local groups and activities. The village has its own website 'newnhamvillage.co.uk' where you can access information about village events and activities.

Newnham is conveniently located approximately 2 miles away from Daventry for your day to day shopping needs. Travelling in an easterly direction gives access to the A45 to Northampton and M1(J16) approximately 10 miles away. The local rail stations are Long Buckby, Rugby, Northampton and Banbury, with services reaching London, Birmingham and the rest of the country. Daventry Area Community Transport (DACT) scheme

offers transportation for the elderly and disabled for hospital appointments or other medical purposes.

## LOCAL AUTHORITY

West Northamptonshire Council.

## COUNCIL TAX

Band B

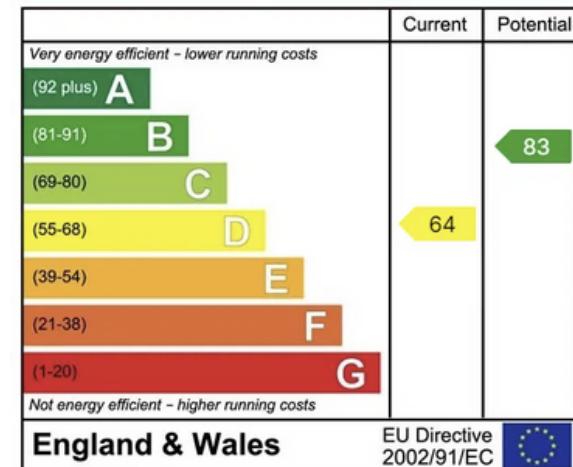
## ENERGY CERTIFICATE

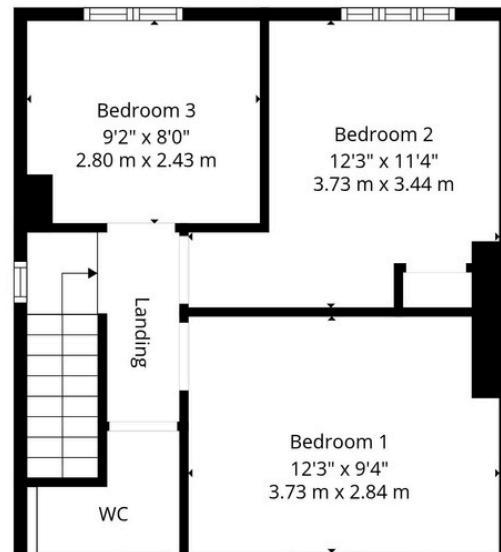
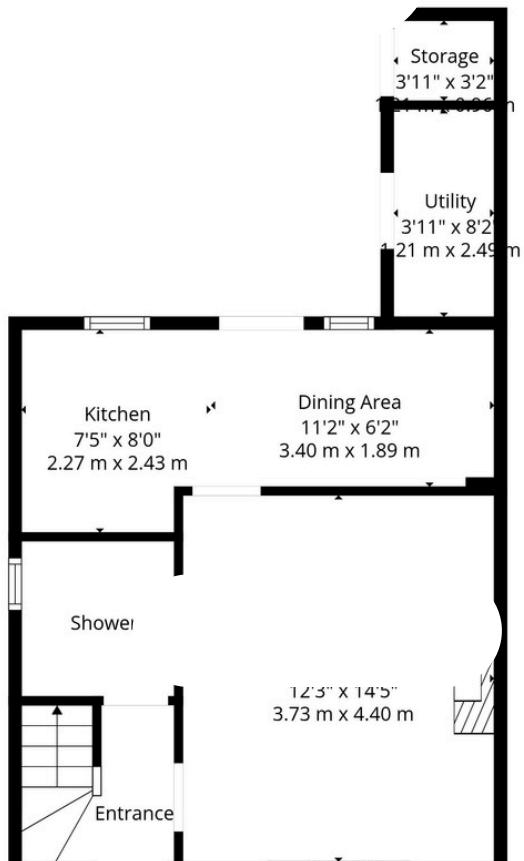
<https://find-energy-certificate.service.gov.uk/energy-certificate/9000-2602-2020-2822-2221>

## VIEWINGS

Your local EXP Agent, Debbie Cox can offer flexible viewing times, including out of hours. Please call 0777 301 7523 or email [debbie.cox@exp.uk.com](mailto:debbie.cox@exp.uk.com) to request a viewing. (Property Ref DC1031)

## Energy Efficiency Rating





**TOTAL: 781 sq. ft, 72 m<sup>2</sup>**  
 1st floor: 391 sq. ft, 36 m<sup>2</sup>, 2nd floor: 390 sq. ft, 36 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 34 sq. ft, 3 m<sup>2</sup>, STORAGE: 12 sq. ft, 1 m<sup>2</sup>, " " : 78 sq.  
 WALLS: 78 sq. ft, 8 m<sup>2</sup>

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



0777 301 7523  
 debbie.cox@exp.uk.com  
 debbiecox.exp.uk.com

**DEBBIE COX**  
 Your personal estate agent  
 exp uk



### Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/9000-2602-2020-2822-2221> or contact the agent for a copy in PDF format.

SCHOOL — KEEP — CLEAR

RCU 3