



S&H

Buyer Information Report

# The Brambles Chapel Lane

Charwelton, Daventry, NN11 3YU

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Report compiled

7th March 2025

# Welcome to Skilton & Hogg Estate Agents, your trusted partner for all your residential property needs in Daventry, Rugby and the surrounding Villages.

With over 18 years of experience in property related matters across the local region, our dedicated team specialises in the sale of residential homes and is committed to providing exceptional customer service and support. Covering the areas of Daventry, Rugby, and the surrounding villages such as Kilsby, Barby, Weedon, Braunston, Long Buckby, Newnham, Staverton and more.

At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone in your life, and we strive to make the journey as seamless and stress-free as possible.

**David Bruckert ANAEA**  
Skilton & Hogg Estate Agents

# Your Property

## The Brambles Chapel Lane

Charwelton, Daventry, NN11 3YU



### Property Details

Type of Home	Detached
Tenure	Leasehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	NN103412
Local Authority	West Northamptonshire
Constituency	-
Ward	Woodford and Weedon
Energy Performance	E

### Mobile Coverage

EE	Okay	O2	Good
Three	Okay	Vodafone	Okay

### Estimated Broadband Speeds

6Mb Basic	80Mb Superfast
950Mb Ultrafast	950Mb Overall

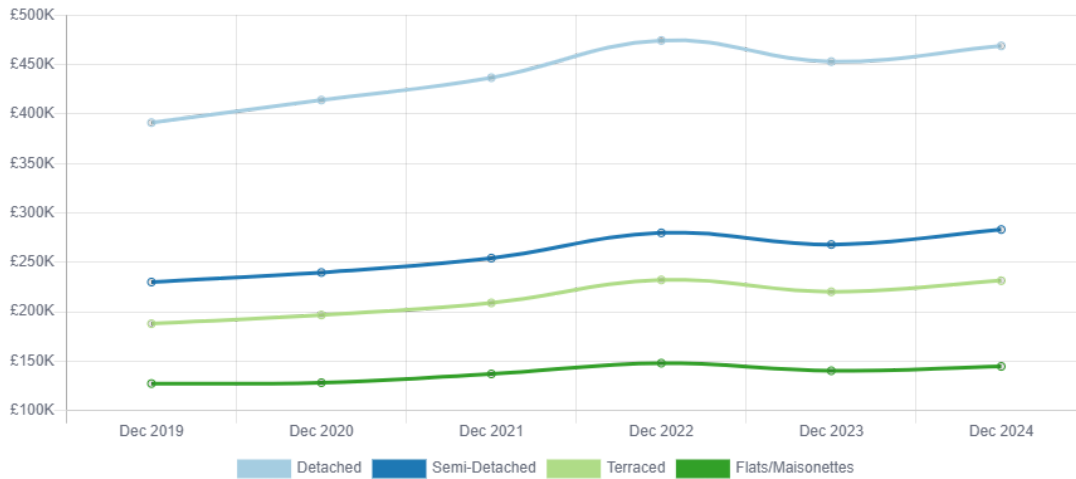
### Flood Risk

**Very Low** – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Since 2019



**£435,161**

Average price for a Detached property in NN11

**6,755**

Number of Detached properties in NN11

**£50,585** ↑ 21%

Average Price Change since 2019

**£77,564** ↑ 20%

Detached Price Change

**£508,736**

Average price for a Detached property in England

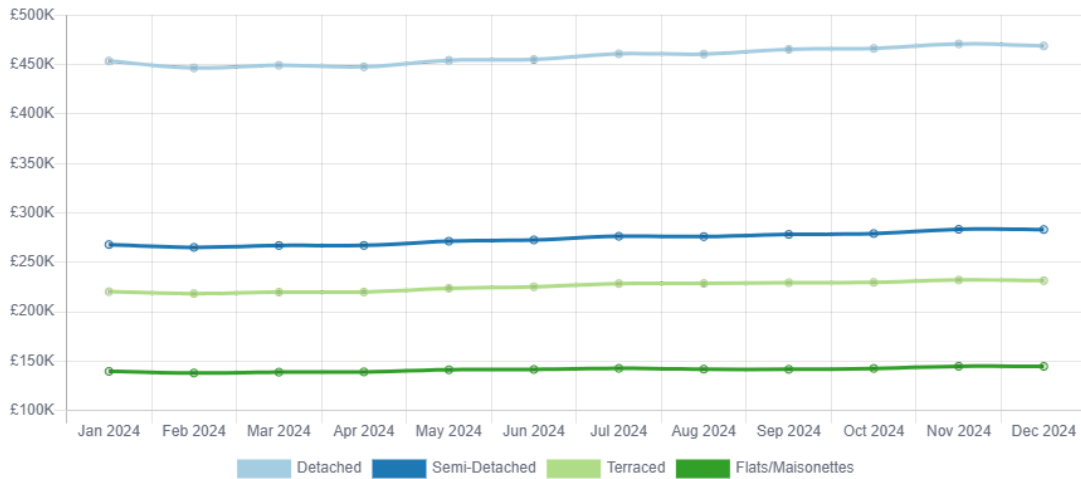
**9498**

Number of Detached Transactions

# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



**£301,265**

Average price for property in NN11

**19,886**

Number of properties in NN11

**£353,519**

Average price for a property in England

**£12,605** ↑ 5%

Average Price Change  
Last 12 Months

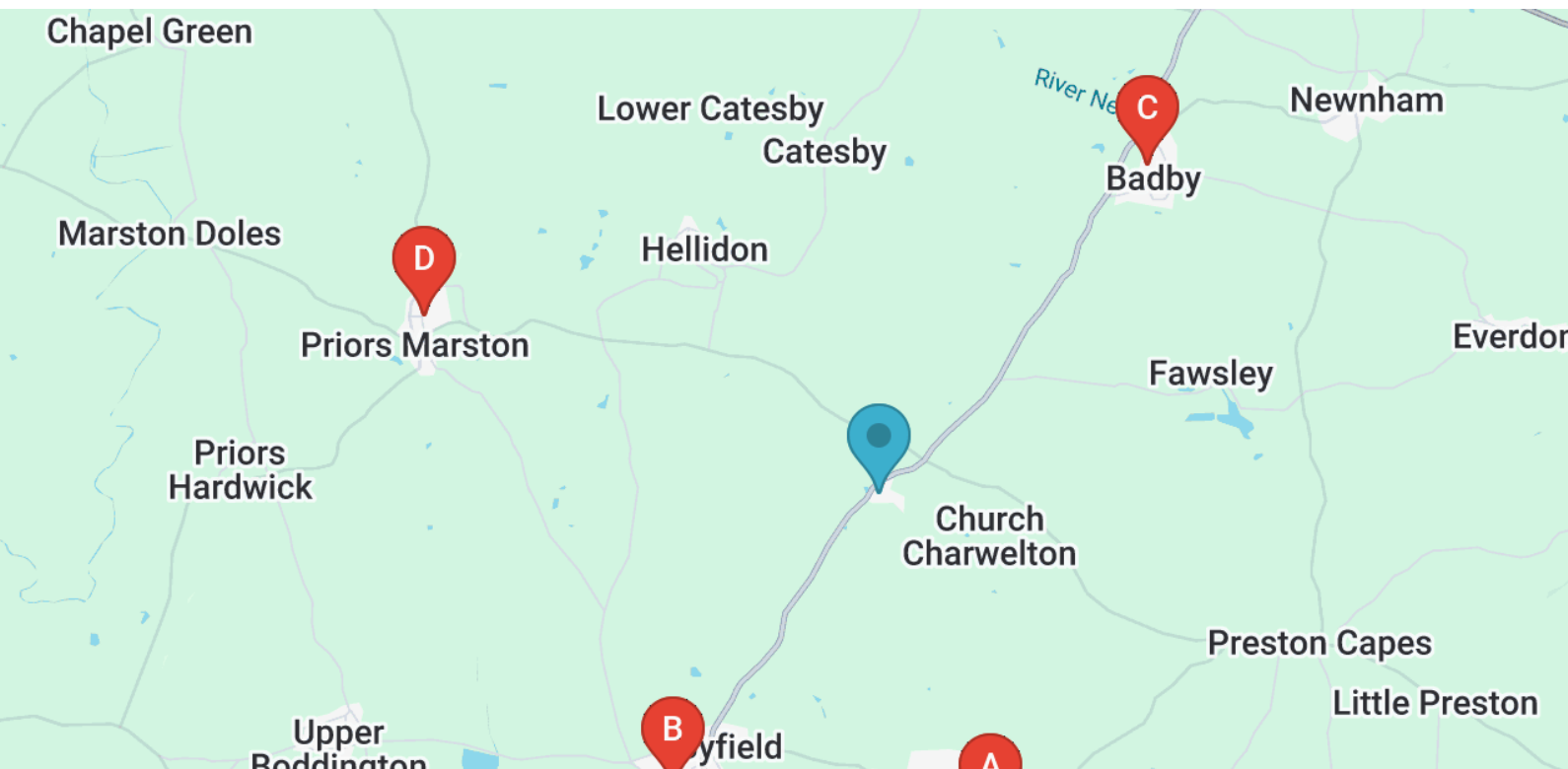
**£15,811** ↑ 3%

Detached Price Change  
Last 12 Months

**127**

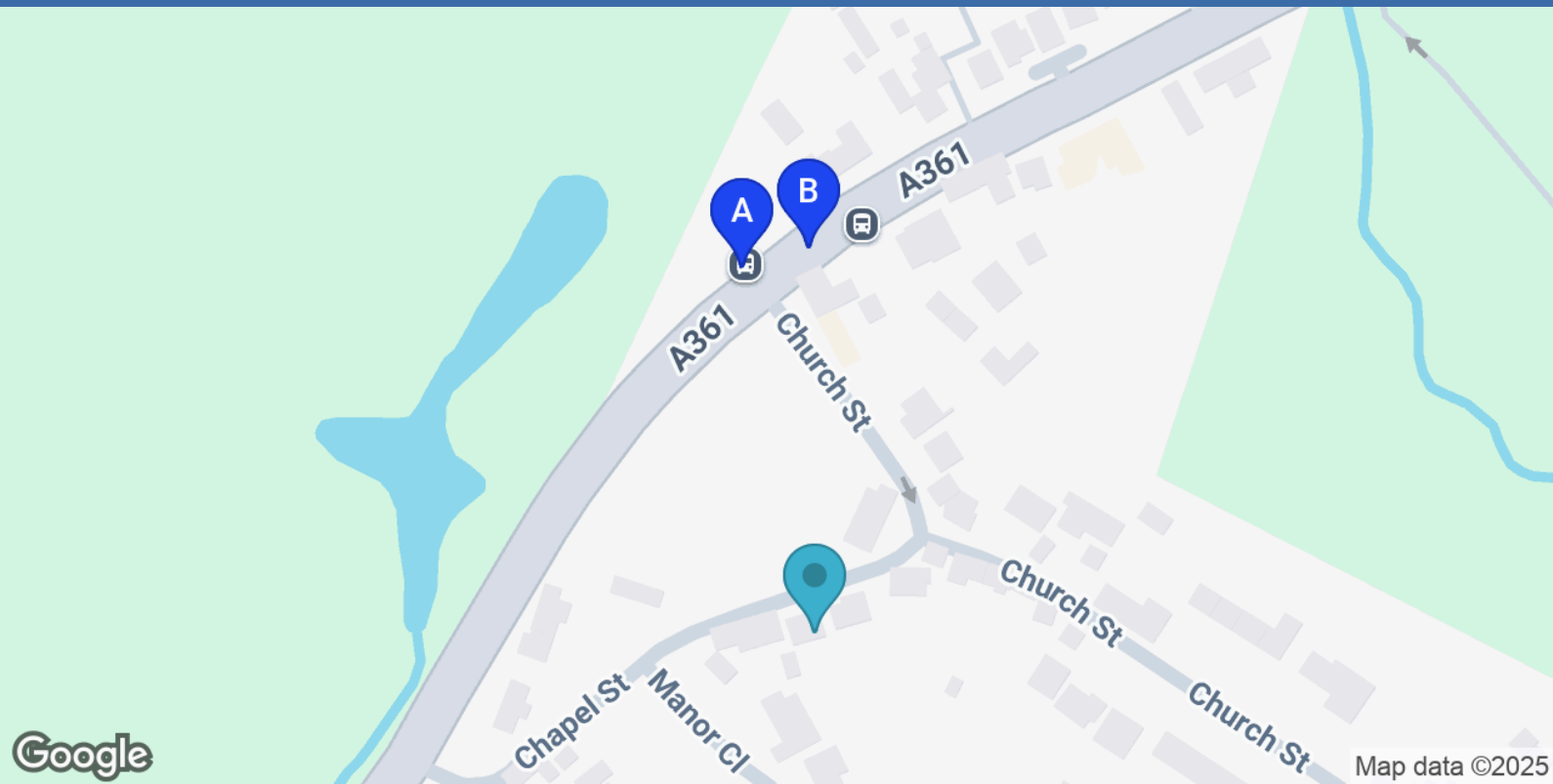
Number of Detached Transactions  
Last 12 Months

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Woodford Halse Church of England Primary Academy	NN11 3RQ	Nursery, Primary	3.32 km	Good
<b>B</b> Byfield School	NN11 6US	Nursery, Primary	3.42 km	Good
<b>C</b> Badby School	NN11 3AJ	Primary	4.05 km	Good
<b>D</b> The Priors School	CV47 7RR	Nursery, Primary	4.67 km	Good



# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J16 of M1	14.42 km

## Nearby Bus Stops & Stations \*

NAME	DISTANCE
 Church Street	0.11 km
 Demand Responsive Area, Demand Responsive Area	0.12 km

## Nearby Airports \*

NAME	DISTANCE
Coventry Airport	25.55 km

\*Details provided by Department for Transport

# Your Agent

## David Bruckert

Owner

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## About David Bruckert

An experienced estate agent with nearly 20 years of experience. Passionate about customer service and the clients journey through the market and selling process. A keen eye for social and digital marketing but this doesn't mean that the traditional values of knowing the client, the market and the hard work involved are lost on us.

The logo consists of the letters 'S' and 'H' in a bold, blue, sans-serif font, with a small registered trademark symbol (®) to the right of the 'H'. The logo is positioned on a light beige rectangular background.

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Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact David Bruckert on 01327 624275 or visit <https://www.skiltonandhogghomes.co.uk>. To opt out of future communication, contact David Bruckert.

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