



Honeysuckle Cottage, Clay Coton Road, Stanford On Avon, NN6 6JR

HOWKINS &
HARRISON



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Guide Price: £850,000

Nestled in the tranquil village of Stanford on Avon, Honeysuckle Cottage is a beautifully crafted modern English country house built approximately 25 years ago by a renowned local builder. This charming four bedroom detached home offers peaceful countryside living combined with modern comforts. The property boasts four spacious bedrooms, two inviting reception rooms, an impressive open plan kitchen/breakfast room, perfect for social gatherings. Surrounding the cottage are stunning landscaped gardens that wrap around the property, with breathtaking views across Stanford Hall's grounds, further enhancing the sense of tranquility and rural charm that this home offers. The property further benefits from a detached double garage and ample off-road parking.

Features

- Charming four bedroom detached cottage
- Highly sought-after village location
- Stunning open countryside views
- Close proximity to Stanford Hall, it's grounds and Grade I listed church
- Principal bedroom with en-suite, walk-in and fixed wardrobes
- Spacious sitting room and formal dining room
- Dedicated study/home office
- Updated and extended open plan kitchen/dining room
- Separate utility room
- Landscaped wrap around gardens
- Electric wrought iron gates
- Detached double garage, and ample off-road parking
- No onward chain



Location

Honeysuckle Cottage is situated within the rural, west Northamptonshire village of Stanford-on-Avon, which is steeped in history and is home to the Grade I listed church of St Nicholas, which dates from the 14th century, and is near to the magnificent Stanford Hall, which is a Grade I listed manor house built in 1697, surrounded by 700 acres of private parkland and woodland. The land surrounding the cottage is a scheduled ancient monument, being the site of the old village, and is therefore protected from development. To the south lie the villages of Clay Coton and Yelvertoft, whilst to the west are the villages of Welford, Cold Ashby and Elkington, and to the east, the villages of Lilbourne, Cathorpe and Swinford, with South Kilworth also being in close proximity. Despite its idyllic rural setting, Stanford on Avon remains within easy reach of the nearby towns of Rugby and Lutterworth, offering a perfect blend of rural living and modern convenience. The range of schooling is superb with a comprehensive range of both state and independent schools available at Lutterworth, Houlton, Guilsborough and Rugby, which includes grammar school options at Lawrence Sherref School for boys and Rugby High School for girls and of course the world renowned Rugby School. Reputable independent schools slightly further afield are Princethorpe College, Spratton Hall, and Maidwell Hall. The property is exceptionally well placed for easy access to the extensive motorway network surrounding Leicestershire, which includes the M1, M6, M69, M40, A5 and A14. Mainline rail services are available at Rugby or Market Harborough with regular high speed services to London in under 50 minutes. Birmingham International airport is an approximate 40 minutes drive away.



Ground Floor

Stepping into this beautiful home, you are greeted by a welcoming entrance hall with tiled flooring, stairs rising to the first floor and doors leading to the ground floor accommodation, along with doors to storage cupboards and a useful downstairs cloakroom. The elegant sitting room is flooded with natural light, with multi aspect leaded windows and French doors opening onto the rear patio, seamlessly connecting the indoor and outdoor. There is solid oak wooden flooring and a stone fireplace, with stone hearth and coal effect gas fire, providing an attractive focal point to the room. The ground floor also includes a formal dining room, ideal for family gatherings and entertaining guests, adjacent to which is a home office with beautiful views across neighbouring fields, perfect for remote working. There is a continuation of the solid wooden flooring from the sitting room through to both of these rooms. To the rear of the property, is the impressive open plan kitchen/breakfast room which has been extended and updated by the current owners. This fabulous social space is the hub of the home and has been fitted with a modern, bespoke kitchen designed by the White Kitchen Company, with a combination of grey and blue, cherry wood backed hand painted units, incorporating numerous cupboards, pan and cutlery drawers, corner cabinets and pantry cupboard, complemented by Calacatta worksurfaces. Fitted appliances include Smeg double ovens, induction hob along with integrated fridge and integrated freezer, dishwasher and waste bins. A generous central island, with seated breakfast bar and further storage solutions, provides a perfect place to relax and enjoy time with friends and family. The breakfast area is light and airy with vaulted ceiling and exposed beams with French doors providing views over and leading out to the garden. Off the kitchen is a separate, well designed utility room with space and plumbing for white goods, along with rear access to the outside.





Outside

Set behind electric wrought iron electric gates, Honeysuckle Cottage is approached via a private gravelled driveway, offering ample off-road parking and providing access to a detached double garage, with up and over doors and access to a useful store/workshop which runs the full length of the garage. The oil tank is positioned within the front garden well screened by mature planting. A paved pathway with coach lamps and lawn either side leads to the front door. The stunning wraparound gardens are beautifully landscaped and boast breathtaking views across Stanford Hall's grounds and the surrounding countryside, further enhancing the sense of tranquility and rural charm that this home offers. To the rear, a paved terrace area extends across the rear elevation providing ample space for outdoor dining and entertaining. The rear is partially bound by a combination of low level fencing and beech hedging, allowing you to make the most of the stunning countryside views. The gardens are mainly laid to lawn, with mature planted borders along with established trees and shrubs including Wisteria, roses and Honeysuckle. Sleeper edged steps with gravel chippings lead down to additional land that has been acquired (See agents note) by the current owners, adding to the already beautifully landscaped gardens and providing a generous space to entertain, play games or perhaps create a cottage garden. A Luxury hand crafted cedar "Crown Pavillion" provides an additional wow factor, with pitched and tiled roof, canvas weather proofing sides, bespoke seating, table and coffee table complete with patio heaters, lighting and electric wine cooler.

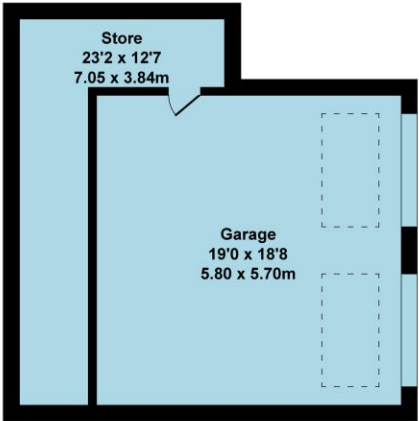


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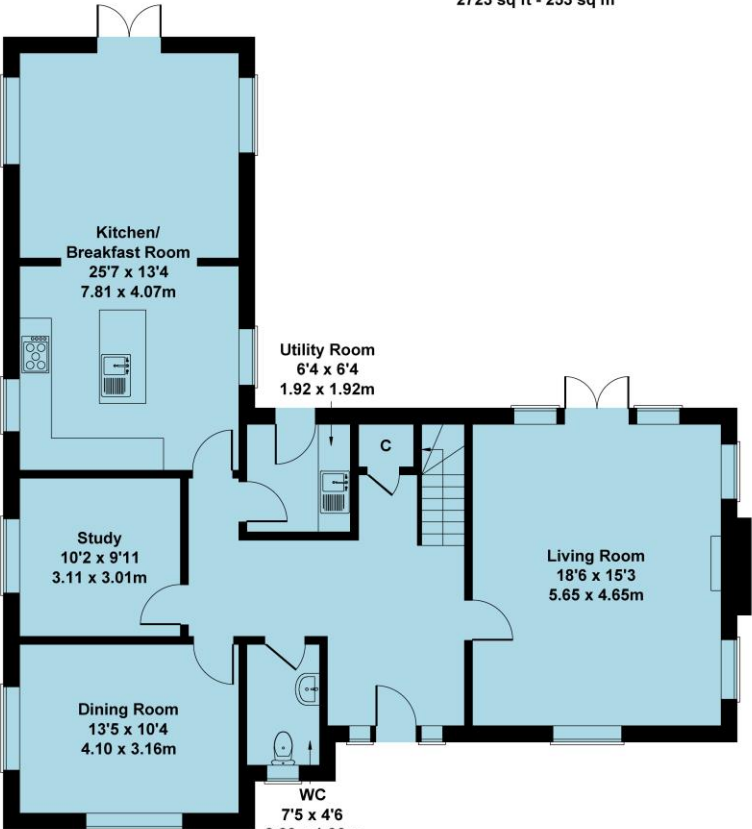
Approximate Gross Internal Area
2723 sq ft - 253 sq m



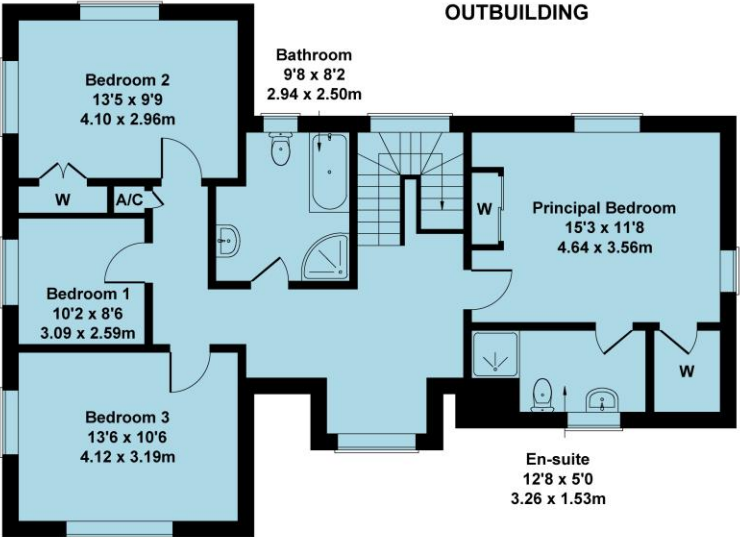
OUTBUILDING



GROUND FLOOR



GROUND FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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First Floor

The return staircase leads to a spacious landing, which offers alternatives for additional room creation. There are four spacious bedrooms including the principal suite which offers delightful views over the garden and surrounding countryside and comes complete with its own en-suite shower room and walk-in wardrobes. There are three further double bedrooms, one of which also benefits from built-in wardrobes, which are served by a four-piece family bathroom, fitted with ceramic tiled flooring and part tiling to the walls, comprising of a panellled bath, corner shower enclosure, pedestal wash hand basin, chrome heated towel radiator and WC.

Agents Note

Addition to garden, the south boundary having a garden licence from Trustees of Stanford Hall in recognition of the pro bono work completed by the current owners. It can be used in perpetuity for garden purposes only, with no permanent structures/poly tunnels etc, but can have a garden shed erected behind the existing garage. The wrought iron electric gates to the front are also shared with the neighbouring property.







Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01788-564666.

Fixtures and Fittings

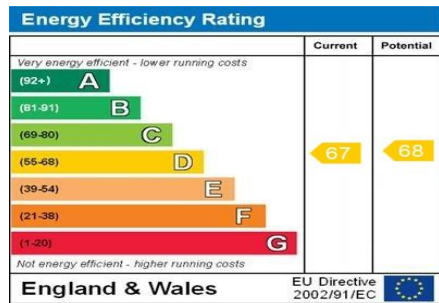
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Daventry District Council. Tel:01327-871100
Council Tax Band – G.



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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. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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