



NEW FARM

Fawsley, Near Daventry, Northamptonshire



IN THE CENTRE OF ITS OWN LAND WITH WONDERFUL VIEWS IN AN UNSPOILT PEACEFUL RURAL LOCATION

A stunning stone family house, barn and stables in a parkland setting of over 52 acres.

Summary of accommodation

Reception hall | Dining room | Drawing room | Sitting room | Cloakroom | Kitchen/breakfast/family room | Utility room cellar

Three en suite bedrooms | Dressing room/bedroom four | About 3,952 sq ft

Coach House: Archway | Three stables | Wash box | Generator room | First floor tack room | Staff room/kitchen | Cloakroom | Studio and storeroom

Open fronted garaging for five cars | Office | Four further stables | Kennel and store

Landscaped Garden & Grounds: Post and railed paddocks with parkland trees and woodland

In all about 52.82 acres

Distances: Northampton and Rugby 15 miles (intercity to London Euston from 48 minutes), Daventry 5 mile

M1 9 miles, Banbury and M40 16 miles (Intercity to London Marylebone from 53 minutes), Oxford 44 miles

Milton Keynes Central Station 31 miles (trains to Euston in 37 minutes), Birmingham International Airport 41 miles, London 76 miles

(All distances and times are approximate)

LOCATION

Fawsley is a small settlement comprised of a scattering of farms, and the highly regarded Fawsley Hall Hotel, formerly the home of the Knightley and Gage families and with a parish church situated in a field in Fawsley Park.

The property is situated between the villages of Fawsley and Everdon.

The area comprises of rolling attractive countryside, with stone villages reminiscent of the Cotswolds, offering a peaceful location which is also accessible to the rail and motorway network. Schools in the area including preparatory schools at Spratton Hall and Bilton Grange near Rugby and public schools at Stowe, Rugby, Uppingham and Oundle. Primary school at Newnham and Badby, both less than 2 miles away.

Daventry is the nearest town with shopping facilities, including a Waitrose store. More extensive leisure, recreational and shopping are available in Northampton.

NEW FARM

Set well back from the road with a very handsome long, bonded, gravel, tree lined drive. This handsome and imposing family house built to a very high quality of local ironstone under tiled roofs with attractive finials with a Lutron system controlling lighting and individual room temperature control with underfloor heating. The property has an entertainment system operating televisions, radio and CCTV.

There are polished limestone floors, a stone fireplace to the drawing room and sitting room with a gas fired stove, oak doors, double glazed oak windows, oak two panel doors with inlaid veneer, sweeping solid timber staircase and flooring, and attractive cornices. The kitchen has an extensive range of units, with granite worktops and integrated appliances including two Subzero ovens with extractor, fridge freezer and Quooker boiling water tap. Reception rooms take full advantage of the south-facing views over the gardens and ha-ha to the views beyond.



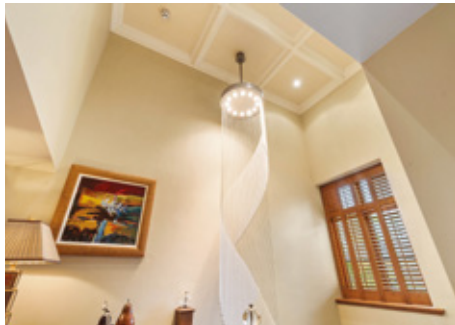








The principal bedroom, over 29 feet long has windows to all sides, with its own bathroom and the vendors have adapted the fourth bedroom to a fully fitted dressing room. Bedrooms two and three also have their own bathrooms.







The stone-built Coach House provides stables, stores and ancillary accommodation and would be suitable to adapt to secondary accommodation (subject to necessary consents). With stabling, grooms' facilities, wash box, tack room and stores, the property is well suited to a buyer with equestrian interests.

OUTSIDE

The drive passes between the garages and block paved outer courtyard and through the archway in the Coach House to a block paved and bonded gravel parking area.

The gardens are landscaped and very well stocked, with herbaceous, bulb and shrub beds and borders, specimen trees with a south-facing flagstone patio. Summer house and rose pergola and ha-ha.

The house is very centrally positioned within its land. The land is laid to grass with hedges and post and rail fencing and planted with young parkland trees.







PROPERTY INFORMATION

Tenure: Freehold

Note: The property is not listed and there are no footpaths or public rights of way over the property. Western Power have a small substation on the land.

Local Authority: West Northamptonshire Council

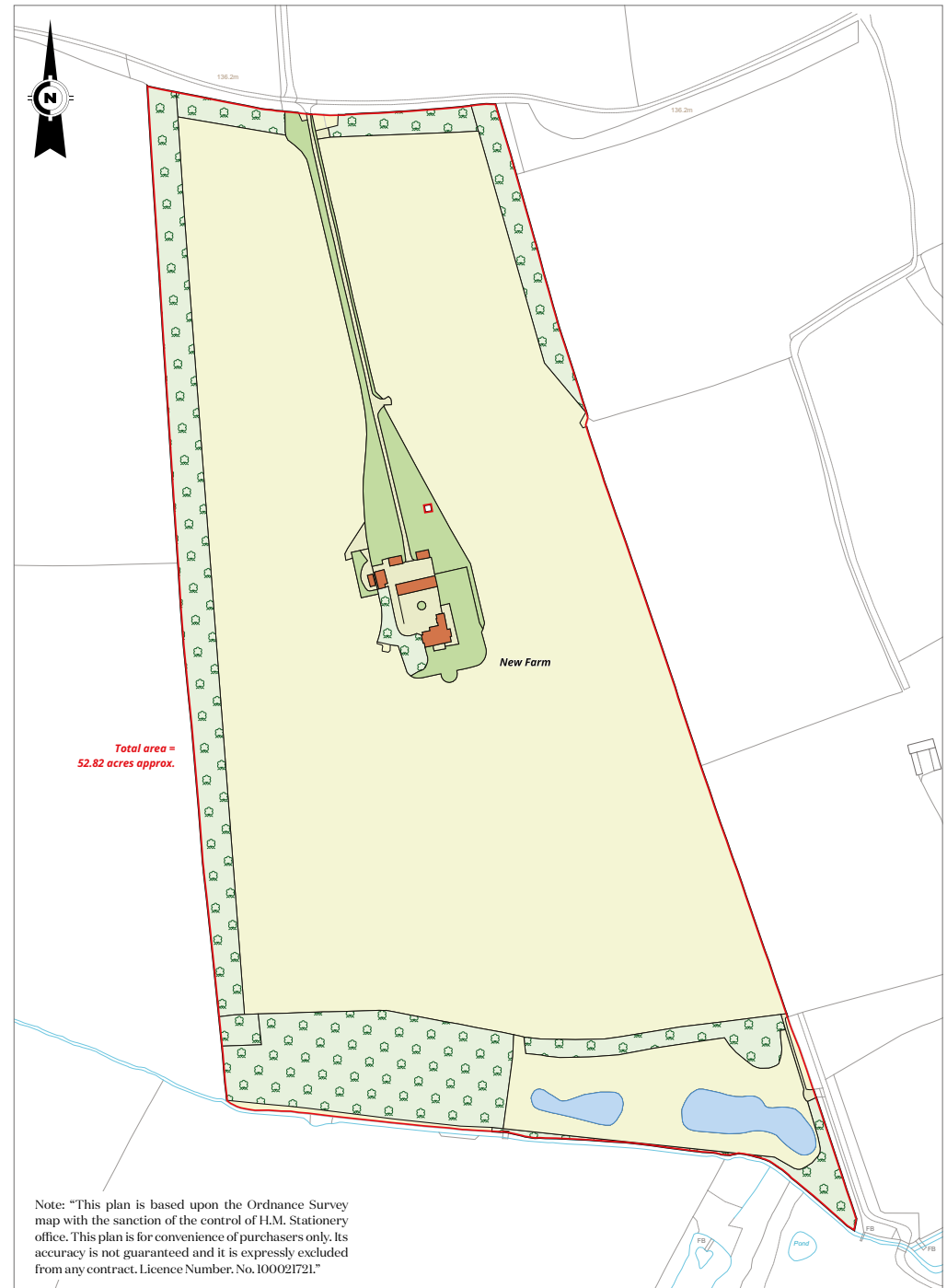
Council Tax: Band G

Services: Private drainage via a sewage treatment plant, mains water and electricity. Solar panels on the barn. Telephone and 1 GB broadband. LPGas central heating.

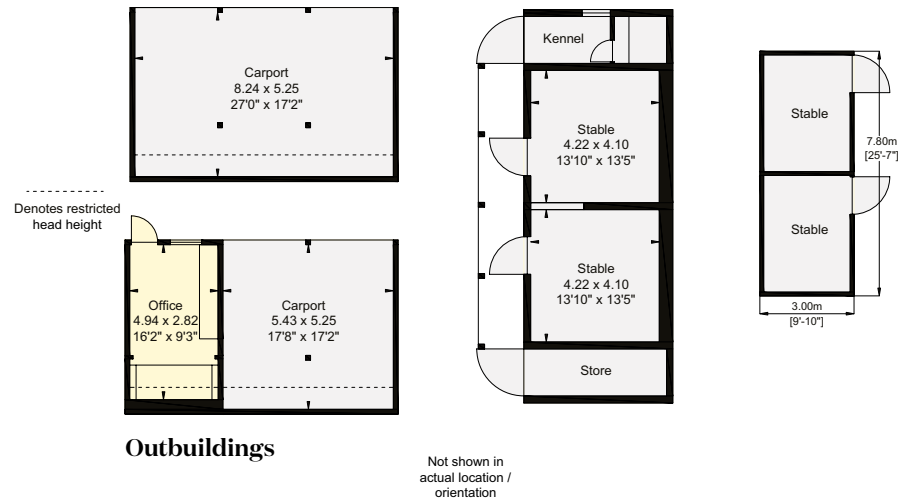
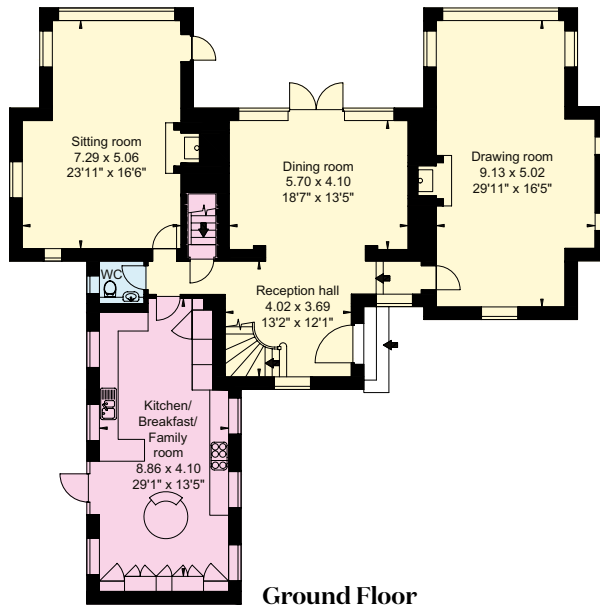
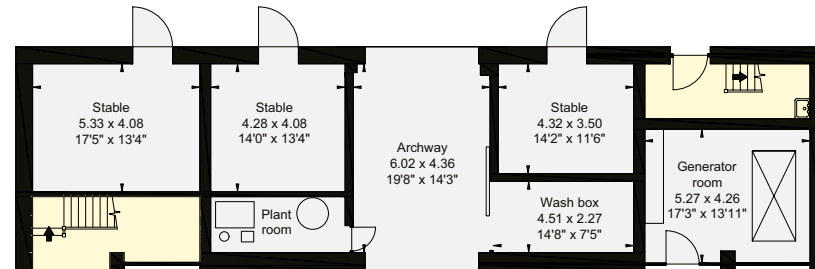
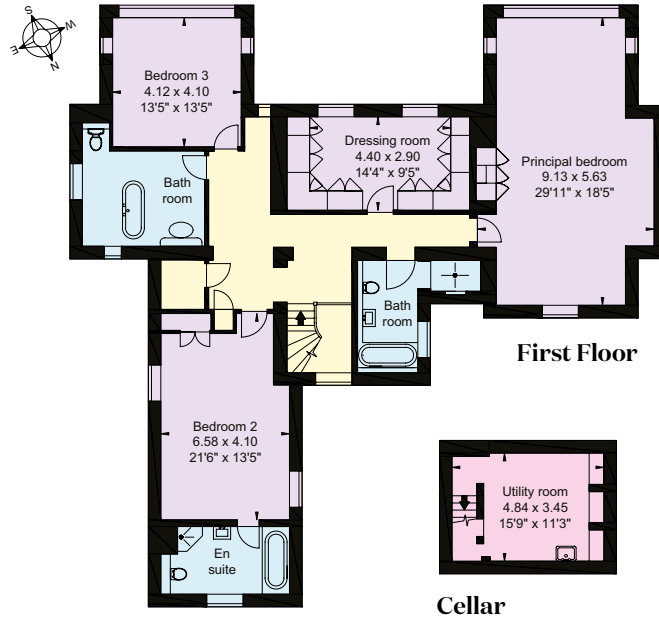
Postcode: NN11 3BT

What3Words: ///cycle.contracts.palace

Viewing: Strictly by prior appointment with the sole selling agents, Knight Frank LLP.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = House: 367 sq m (3,952 sq ft)
 Coach House & Outbuildings: 437 sq m (4,705 sq ft)
 Total: 804 sq m (8,657 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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Date: 05 September 2025
Our reference: STR180110

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

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,950,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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