



Hope House, Main Street, Badby, Northamptonshire, NN11 3AN

HOWKINS &  
HARRISON



# Hope House, Main Street, Badby, Northamptonshire, NN11 3AN

Guide Price: £575,000

Hope House is an individually built detached family home situated in the heart of the popular village of Badby and benefiting from very well presented accommodation and pretty southerly facing and private gardens. The superbly presented accommodation has been much improved and features two spacious and light and airy reception rooms, together with sun room and superb refitted kitchen breakfast room with central island unit and granite work surfaces. Upstairs the master bedroom has en-suite bathroom to include corner bath and shower and there are three further double bedrooms and family bathroom. Outside in addition to the gardens is a detached double garage and off road parking standing behind twin five bar gates.

## Features

- Superb Individual detached family home in the heart of village
- Two spacious reception rooms
- Refitted kitchen breakfast room with modern cabinets and granite work surfaces
- Sun room with solid roof and doors to garden
- Master bedroom with refitted en-suite bathroom
- Three further bedrooms and refitted family bathroom
- Gated off road parking and detached double garage
- Pretty and very private rear garden
- Village location
- Energy Rating-D



## Location

Badby Village is situated near the source of the River Nene and at the start of The Nene and Knightley Ways. The nearby Badby Woods are famous for their bluebells in spring, which is private land and part of the Fawsley Estate, but is open to all visitors to enjoy its natural beauty. It is a protected wildlife area and stretches from Badby to Fawsley.

Badby village has a community primary school taking children up to the age of 11 as well as two places of worship, The Badby United Reformed Church and St Marys The Virgin - Badby Parish Church.

The local rail stations are Long Buckby, Rugby and Banbury and services reach London, Birmingham and the rest of the country. It is a well served village with an excellent public house, serving food and activities that range from film, music, and photography societies, art group, Pilates and Zumba classes, WI, drama, theatre, walking, bridge club, Tai Chi, history club, church bell ringing and Tea and Meet the first Friday of every month.

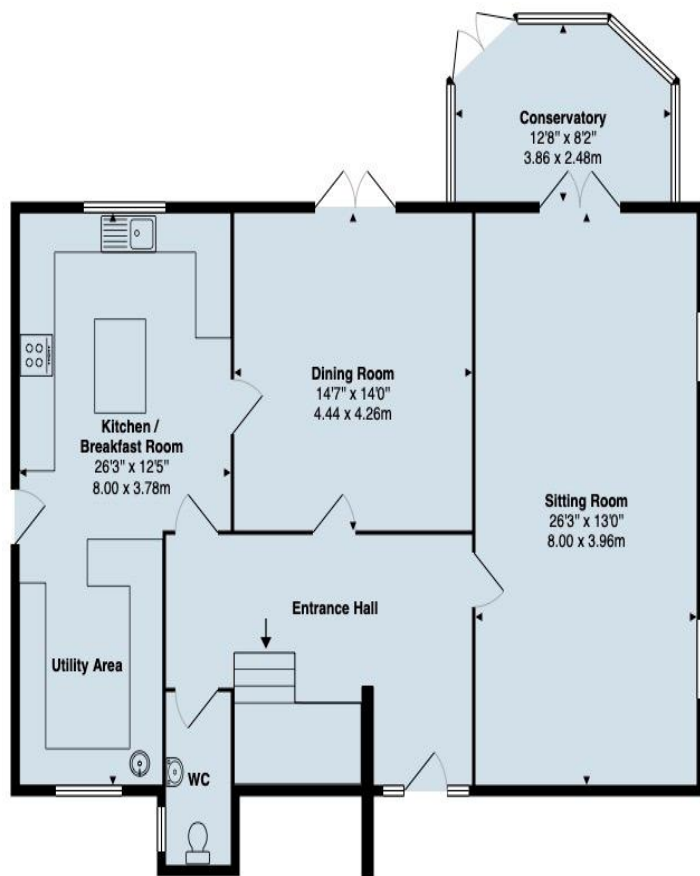


## Ground Floor

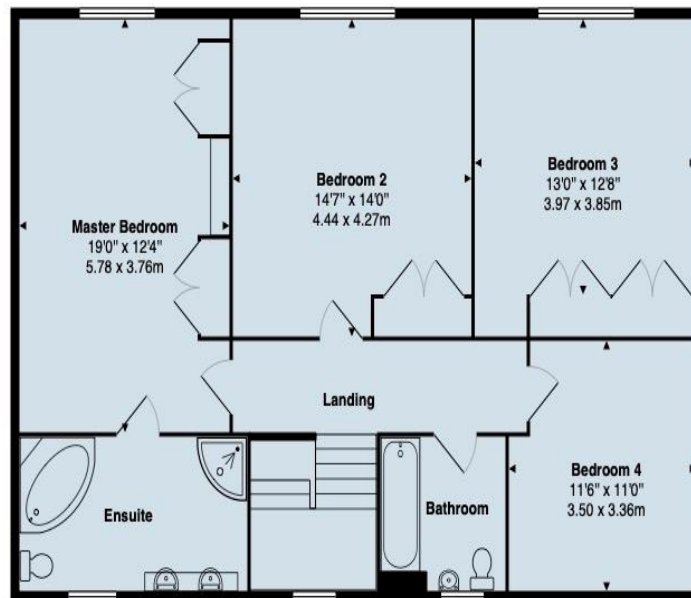
The spacious entrance hall is accessed via a covered porch. There is an open tread staircase rising to the first floor and doors to majority of ground floor rooms. The light and airy sitting room has dual aspect windows and focal point of a log burner standing on a raised hearth. Double doors lead into the sun room, which has a solid roof and glazing on two sides together with French doors into the garden. There is a cloak room with W.C and wash basin and spacious dining room with ample space for dining and seating. The kitchen breakfast room has been refitted with a range of contemporary styled cream cabinets with granite work surfaces and integrated oven and hob with extractor fan. There is a central island unit with further storage and granite work surfaces and breakfast bar. The kitchen opens into the utility with further matching units and there are windows to front and rear elevations and door to the side.

## First Floor

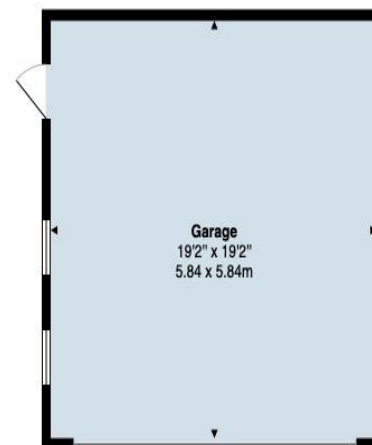
The landing provides access to all bedrooms and bathroom. The master bedroom has a range of fitted bedroom furniture including wardrobes, vanity unit and bedside cabinets and a window overlooking the rear garden. There is a stylish refitted en-suite bathroom which is fully tiled and has a corner bath, his and hers wash basins and corner shower with power shower. There are three further double bedrooms, bedroom three having fitted bedroom furniture and two of the bedrooms also with windows overlooking the garden. The family bathroom with matching tiles, panel bath, power shower, WC and wash basin.



Ground Floor  
Area: 1157 ft² ... 107.5 m²



1st Floor  
Area: 1044 ft² ... 97.0 m²



Total Area: 2201 ft² ... 204.5 m² (excluding garage)  
All measurements are approximate and for display purposes only







## Outside

The front garden stands behind a picket fence with twin five bar gates leading to ample off road parking and the detached garage with electric up and over door. The front garden features a covered porch with space for seating together with planted borders and path leading to both sides.

The pretty and private rear garden features a lovely sun terrace behind the property, ideal for alfresco dining. There is a lawn with very well planted shrub and flower borders and in the far corner a further paved terrace with wooden open sided Gazebo. The oversized detached double garage has an up and over door, power and lighting connected and personal door to the side.

Hope House is an individually built detached family home situated in the heart of the popular village of Badby.









## Viewing

Strictly by prior appointment via the selling agents. Contact  
Tel:01327-316880.

## 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

West Northamptonshire Council

Northampton

Tel:0300126700

Council Tax Band – G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



## Howkins & Harrison

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