



3 Windmill Gardens, Staverton, Nr Daventry, Northamptonshire, NN11 6DD

HOWKINS &  
HARRISON



## 3 Windmill Gardens, Staverton, Nr Daventry, Northamptonshire, NN11 6DD

Guide Price: £610,000

Church View is a fine individual detached modern family home, constructed in stone within an exclusive development of only seven homes and standing adjacent to the parish church. The flexible accommodation is arranged to provide on the ground floor a master bedroom with en-suite together with family bathroom and study/bedroom five. In addition, there is a light and airy sitting room, separate dining room, modern fitted kitchen breakfast room with ample space for informal dining and separate utility. On the first floor are three further bedrooms, one of which has en-suite facilities and the largest of which would lend itself to being divided into two. Outside is ample parking accessed via a five-bar gate and in front of the detached double garage. The very private south facing and largely walled rear garden includes a sun terrace, lawns and well planted shrub and flower borders.

### Features

- Stone built detached home in premium village location
- Two spacious reception rooms
- Ground floor master bedroom with en-suite
- Further bedroom/study and family bathroom
- Fitted kitchen/breakfast room
- Three first floor double bedrooms, one with en-suite
- Family bathroom and shower room
- Ample parking and detached double garage
- Pretty and private south facing gardens
- Energy Rating- D



## Location

The highly regarded village of Staverton is situated about two miles west of the market town of Daventry on the A425, sixteen miles from Royal Leamington Spa and very close to the Warwickshire County border. This charming village is a conservation area and special landscape area surrounded by unspoilt rural countryside. There is a well regarded primary school within the village together with Parish Church, playing field, village hall, the Countryman public house/restaurant, thriving village hall and golf course/country club with gym and swimming pool on the outskirts. Also on the outskirts of the village is Skylark weddings, events & cafe.

Road communications are excellent with easy access to the M1, M6 and M40 motorways. London Euston can be reached in under an hour from Rugby and Northampton and Marlybone from Banbury.

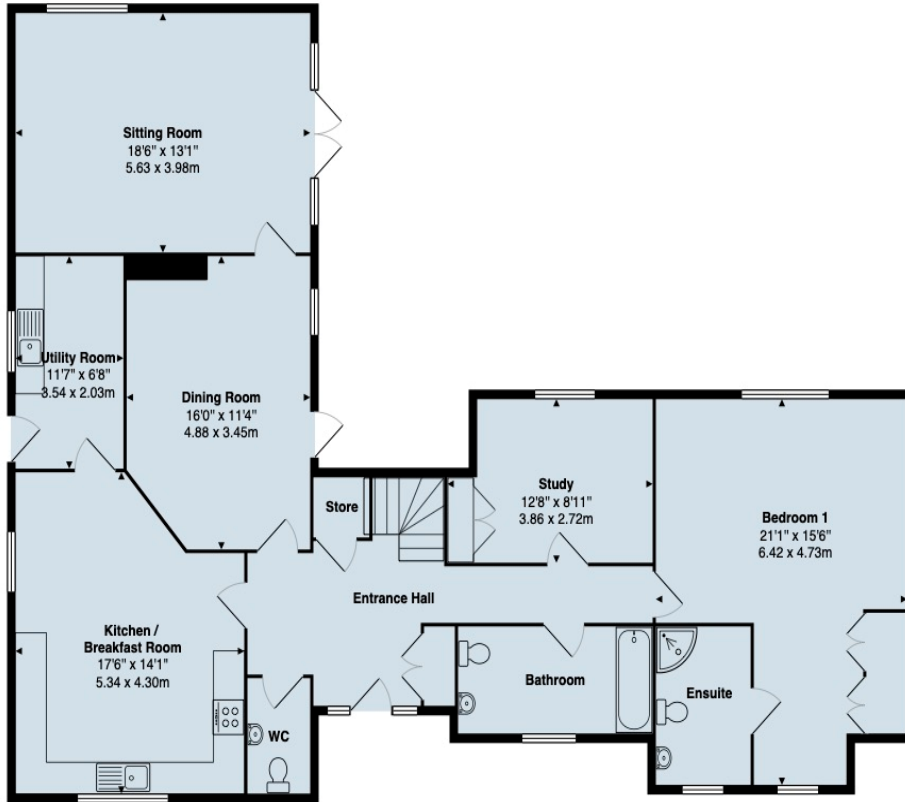


## Ground Floor

The spacious hallway is accessed via part glazed front door. There are stairs to first floor accommodation and doors to majority of ground floor rooms. There is a cloakroom with WC and wash basin and tiling to splash areas. The dining room has window and glazed door to the garden and the adjoining light and airy sitting room features fireplace with pine surround and both windows and French doors also to rear garden. The spacious kitchen breakfast room has a range of floor and wall mounted cabinets with work surfaces incorporating a modern sink and drainer. Integrated appliances comprise double electric oven, gas hob with extractor over and there is plumbing for dishwasher and space for fridge. The kitchen has ample space for informal dining and dual aspect windows. The separate utility has a further storage and work surfaces and door to the side. A corridor from the main hall leads to the master bedroom with dual aspect windows, fitted wardrobes and air conditioning unit. The en-suite has WC, wash basin and corner shower unit. There is a further bedroom/study on this floor together with family bathroom with panel bath, WC and wash basin.

## First Floor

The landing has Velux to the front. A door leads to bedroom two which has fitted wardrobes, Velux to front and window overlooking the rear garden towards the church. There is an en-suite with WC, wash basin and shower cubicle. On the other side of the landing is an inner hall to remaining two bedrooms and further shower room with WC and wash basin. The largest of these bedrooms has dual aspect and could lend itself to being divided into two.



Ground Floor  
Area: 1421 ft<sup>2</sup> ... 132.0 m<sup>2</sup>



1st Floor  
Area: 1065 ft<sup>2</sup> ... 98.9 m<sup>2</sup>

Total Area: 2486 ft<sup>2</sup> ... 231.0 m<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only







## Outside

At the front of the property is an area of lawn, steps lead to a wide pathway with retaining wall which leads to the front door. To one side a five-bar gate leads to ample parking in front of the detached double garage. This parking area is separated from the main garden by mature planting. The rear garden enjoys a sunny aspect, views towards the parish Church and is very private. Accessed from both reception rooms is a shaped sun terrace, ideal for alfresco dining and this in turn leads to a lawn. On the other side of the property is further patio and to the rear of the garage a very pretty and tranquil cottage style area. The rear garden is enclosed by a stone and brick walls.

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## 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		
69-80	C		77   c
55-68	D	68   d	
39-54	E		
21-38	F		
1-20	G		



## Howkins & Harrison

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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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