



The Cottage, Banbury Road, Charwelton, Northamptonshire, NN11 3YY

HOWKINS &  
HARRISON



The Cottage,  
Banbury Road Charwelton,  
Northamptonshire, NN11 3YY

Offers In The Region Of: £750,000

This substantial stone and brick period property is ideal for further development and is set in large lawned grounds with stables ideal for conversion to separate living accommodation or other use.

This very spacious Grade II listed former hunting lodge comprises of six bedrooms and two bathrooms with planning permission and subsequent scope for individual en-suites to each bedroom.

There are two ground floor reception rooms with open fireplaces and there is access to washrooms on the ground and first floor. The refitted kitchen is of a substantial size, giving scope for further ultra-modern conversion. The property extends to in excess of 4,000 sq ft, with many period features reminiscent of its period of origin and has been partially renovated by the current owner. Full plans with planning permission are available, with all completed works, inspected and signed off.

This exciting renovation project, together with private gardens, stable block and parking, is set in around 0.60 acres.



## Features

- Spacious Grade II listed property in excess of 4,000 sq ft, with planning permission
- Ideal for further development, all completed work is signed off
- Two reception rooms, many period features
- Refitted kitchen breakfast room with Aga, scope to further modernise
- Four first floor double bedrooms, master with refitted en suite
- Two further second floor bedrooms
- Stables ideal for conversion to separate living accommodation or other use
- Substantial private gardens of around 0.60 acres
- Quiet village location
- Energy Rating- F



## Ground Floor

A spacious entrance hall with quarry tiled floors leads to a corridor. The drawing room features a superb inglenook fireplace with oak bressummer and York stone hearth and wood-burning stove. There is also window seat and wooden parquet floor. The light and airy sitting room is dual aspect with fireplace and tiled flooring. There is a spacious kitchen / breakfast room, also dual aspect with lovely views of the garden and features an oil-fired Aga. There is a range of modern cabinets and feature tiled floor. The integrated appliances comprise dishwasher, fridge and freezer. Work has been undertaken to provide a largely glazed rear porch extension with in-built storage and there is also a spacious office, utility room, separate boiler room and stylish re-fitted cloakroom.

## First Floor

On the first floor an Elm floorboard landing leads to a generous dual aspect master bedroom with walk-in wardrobe, and recently re-fitted spacious en suite shower room, with W.C, vanity set wash basin and walk in double shower cubicle. A further double bedroom features a vaulted ceiling, stairs to a mezzanine and views over the garden. A recent extension provides a refitted shower room with travertine tiling and lovely seating area, with exposed stone walls and a full height picture window with views on to the garden. There are two further spacious bedrooms, one of which has triple aspect and feature fireplace. There is a further room which was a former bathroom.

## Second Floor

The second floor landing has a small kitchenette and two bedrooms. One bedroom is fully insulated, and one of four Sky lights has been replaced.



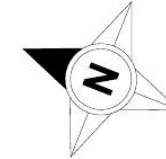
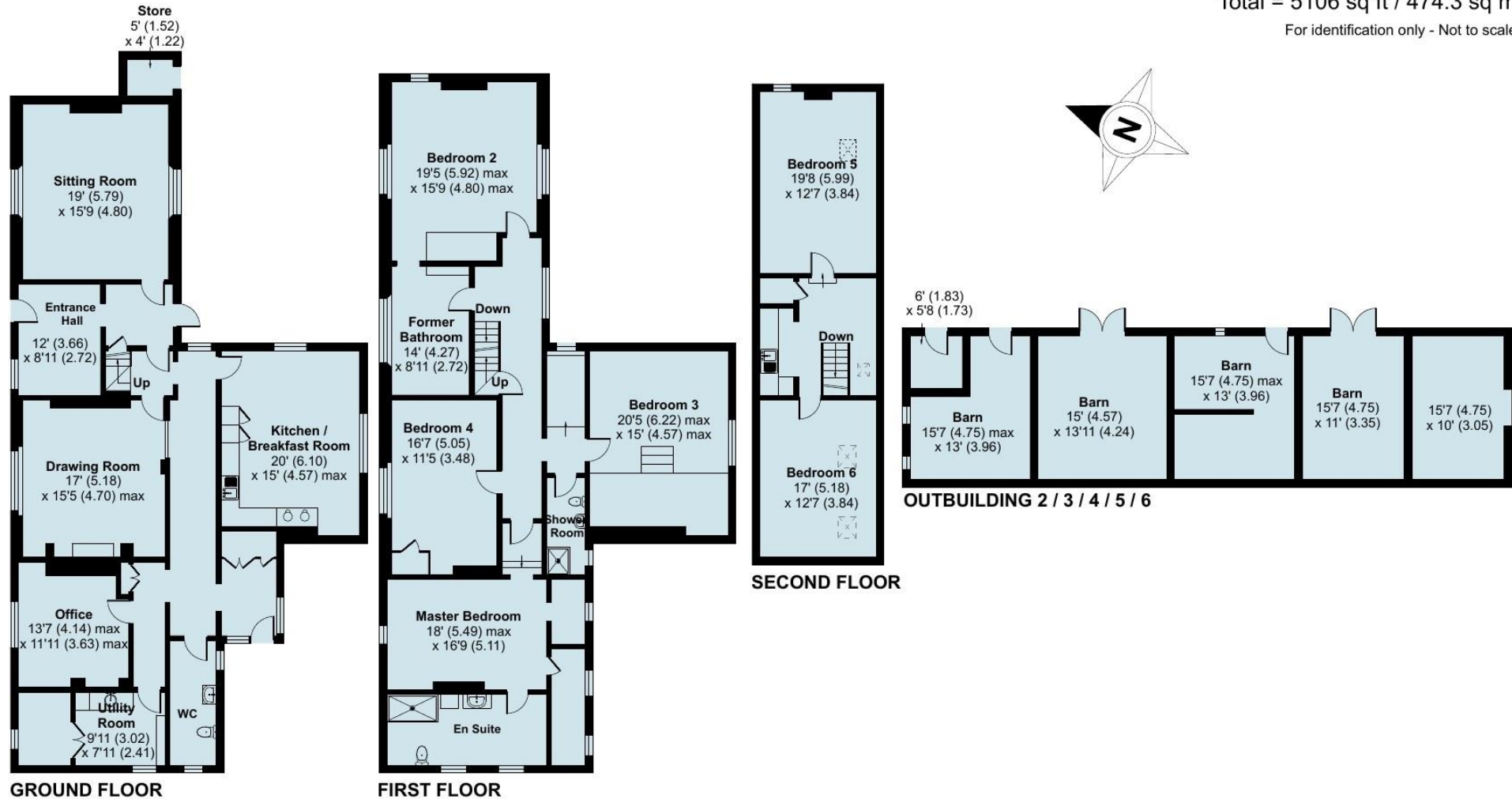
# The Cottage, Banbury Road, Charwelton, Daventry, NN11

Approximate Area = 4136 sq ft / 384.2 sq m

Outbuilding = 970 sq ft / 90.1 sq m

Total = 5106 sq ft / 474.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Howkins & Harrison. REF: 1029249





## Outside

The property is located in a small village adjacent to a quiet village owned pub with a private gated drive. Set behind this gated entrance is gravelled off road parking and turning for several cars. The private gardens extend to about 0.6 acres and are set behind a period stone wall along the front boundary. Landscaping of the garden has commenced and provides a spacious raised terrace to the rear of the property. Beyond this terrace is an area of lawn with various mature trees. The remaining area of garden contains further lawns, planting, bushes and trees.

## Outbuilding

A detached stone outbuilding with potential for a variety of alternative uses, subject to planning permission. Currently the outbuilding comprises two garages, two stables and stores. Over this and running the length is a loft area.

## Location

The pleasant quiet village of Charwelton is situated approximately 6 miles South West of the market town of Daventry and 12 miles North West of the market town of Banbury. The village adjoins the Banbury to Daventry Road which allows easy access to both Junction 16 of the M1 and Junction 11 of the M40. The well known beauty spots of Badby woods, Faswley Hall hotel "Big Waters" Lake and Everdon Stubbs are also nearby. Within the village there is a popular public house and there is the historical parish church and also a chapel which was built originally as a Wesleyan chapel. The village hall boasts a very active community centre and there are further facilities in the villages of Badby and Byfield which offer primary schools, health centre, village stores, restaurants and other public houses. Of particular note Fawsley Hall Hotel and Spa and Hellidon Lakes Golf and Spa Hotel are nearby.







## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. 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  
Tel:0300-126700  
Council Tax Band- G

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	23
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	



## 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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