



The Stone House, Well Lane, Everdon, Northamptonshire, NN11 3FD

HOWKINS &
HARRISON

The Stone House, Well Lane, Everdon, Northamptonshire, NN11 3FD

Guide Price: £850,000

A substantial detached and Grade II Listed 18th Century stone family home situated in an enviable position within the heart of the village. The spacious accommodation contains many character features reminiscent of its period of origin and is arranged over three floors. On the ground floor a grand entrance hall leads to a sitting room with open fire. There is a further reception room with large inglenook and a separate dining room. The heart of the house farmhouse style kitchen breakfast room features an Aga range, there is also a study, conservatory and utility. On the first floor are two double bedrooms and family bathroom, with two further double bedrooms and bathroom on the second floor. Outside the stunning landscaped gardens are a particular feature of the property. To the front is gated parking, together with a Victorian style garden featuring box hedging, interspersed with lawn and paths leading into a central feature. The rear garden benefits from full width sun terrace extensive shaped lawns and planted borders.

Features

- Detached grade II Listed country house
- Many character features
- Four reception rooms
- Four double bedrooms
- Two bathrooms
- Farmhouse style kitchen breakfast
- Conservatory
- Landscaped gardens of around 0.47 acres
- Gravelled and gated off road parking
- Sought after village location



Location

Everdon is a popular and picturesque village set in south Northamptonshire with easy access to the market town of Daventry, the County town of Northampton and Banbury. Milton Keynes is accessed via the A5 and provides an excellent fast main line train service to London Euston taking approximately thirty five minutes. There are a number of beauty spots in the area including Everdon Stubbs, Mantles Heath and Badby Woods. The village has a public house, parish church and active field centre. There are buses to the local primary school which is located in the next village of Badby and there is a wide range of independent schools in the area. Daventry and Towcester provide local shopping facilities.



Ground Floor

A spacious entrance hall has stairs to first floor accommodation. There is a spacious sitting room with open fireplace and doors through to the conservatory. A second sitting room benefits from a superb inglenook fireplace with exposed brick work and oak bressumer. The dining room has exposed stone walls and a door through to an inner hall with doors to front and rear and which opens into a spacious "heart of the house" kitchen with Aga range, pine floor and wall mounted cabinets, wooden work surfaces and butlers sink. Beyond the kitchen is a study with French doors leading to the rear garden. Also on the ground floor is a useful utility and cloak room with W.C.

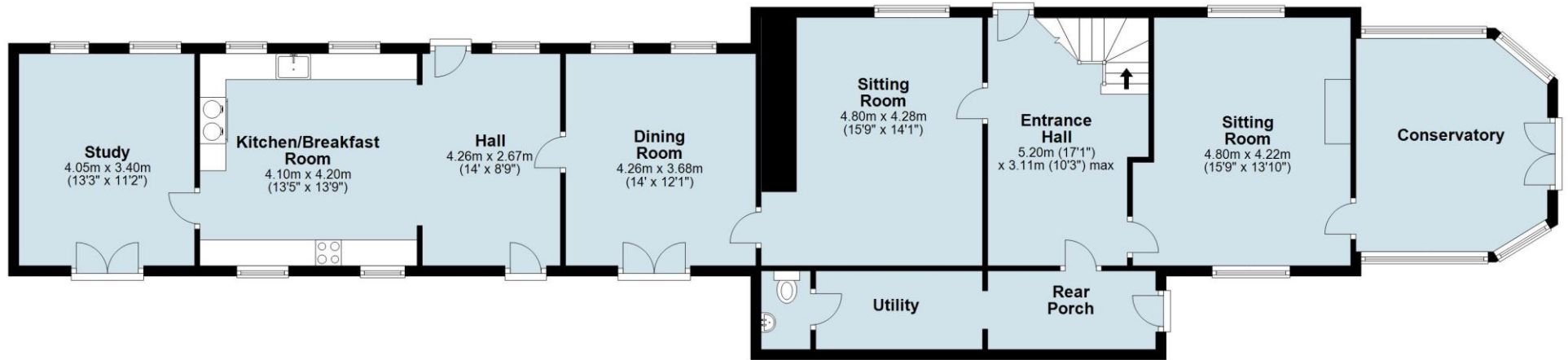
First Floor

A spacious landing has a window to the front and stairs which continue to the second floor. There are two double bedrooms each with windows overlooking the front garden. The family bathroom has a high flush W.C, wash basin and shower cubicle.

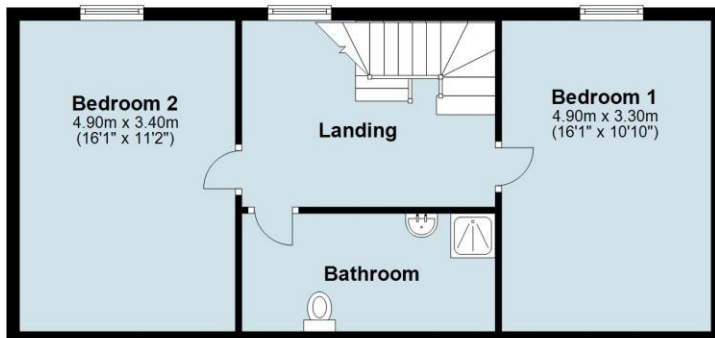
Second Floor

A further landing has door to all second floor rooms. There are two further double bedrooms and bathroom with W.C, wash basin and bathroom.

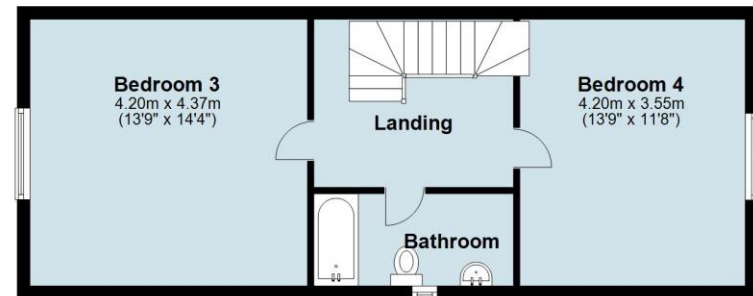
Ground Floor



First Floor



Second Floor





Outside

To the front is gated and gravelled off road parking. A path leads to the front door and also to a superb formal Victorian style garden with box borders interspersed with lawns and gravelled pathways around a centre piece. There are a number of mature trees and planted borders and access is provided down both side of the property.

To the rear is a superb full width paved sun terrace in herringbone design. This in turn leads to a large shaped lawn with well planted borders and trees. The gardens and house extends to around 0.47 acres



A substantial detached and Grade II Listed 18th Century stone family home situated in an enviable position within the heart of the village.





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

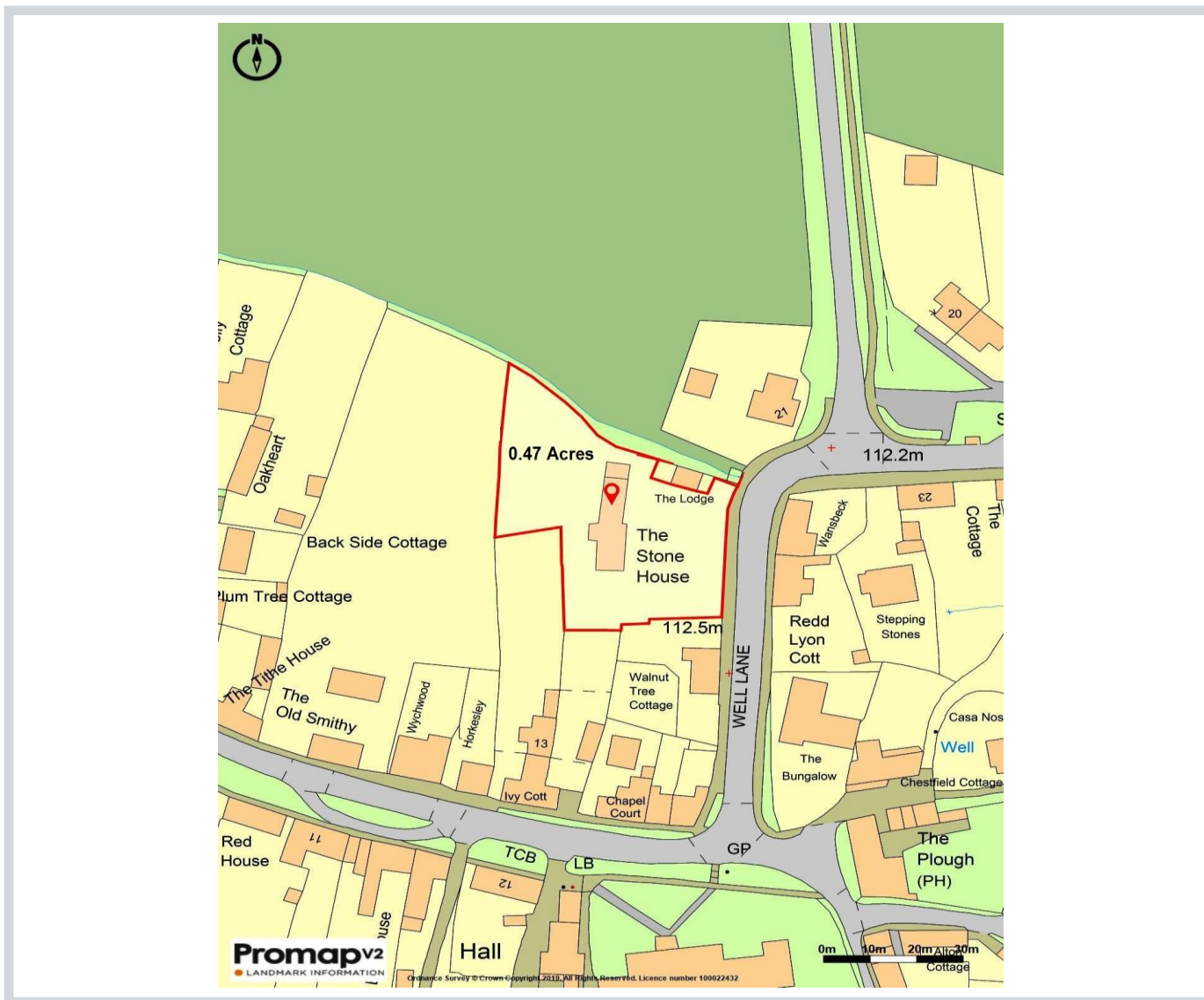
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council
[Tel:0300-126700](tel:0300-126700)

Council Tax Band- G

GRADE II LISTED



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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.

