



The Meadows, Newnham Road, Badby, Northamptonshire, NN11 3AA

HOWKINS &  
HARRISON



# The Meadows, Newnham Road, Badby, Northamptonshire, NN11 3AA

Guide Price : £1,100,000

An opportunity to acquire a four bedroom farmhouse with outbuildings sitting in a plot equating to 1.16 acres. Dating back to 1912 this wonderful farmhouse has flexible and spacious living accommodation over two floors. Outside, a private driveway leads to a double garage and to the end of the garden there are farm buildings which include a coach house and offer great potential for conversion or just used for hobby space. The standout panoramic views across neighbouring countryside including across to the Nene Valley and Badby Woods are truly breathtaking.

## Features

- Fabulous countryside views
- 1.16 Acre plot
- Versatile living accommodation
- Four double bedrooms
- Three reception rooms
- Boot/second Kitchen
- Annexe potential
- Farm buildings and a coach house
- Double garage
- Energy Rating- F



## Location

Badby Village has a community primary school taking children up to the age of 11. Rugby is approximately 12 miles to the north and provides a mainline railway station with access north to Birmingham and south to London with Long Buckby approximately 8 miles to the southwest which also has a mainline rail line to Northampton and London. Access to the M1 is at J16 which is approximately 8 miles to the east with J18 at Crick 11 miles to the north and providing access to the A5, M6 and A14.

Badby village is situated near the source of the River Nene as well as being close to Badby Woods - famous for their bluebells in the spring and is part of the Fawsley Estate but has opened to visitors to enjoy its natural beauty. There is a protected wildlife area and stretches from Badby to Fawsley.



## Ground Floor

A glazed door provides access into the porch which has glazed windows, a ceramic tiled floor and further glazed door which leads to the entrance hall with stairs rising to the first floor and doors to the ground floor accommodation. There is a useful under stairs storage cupboard and another glazed door which leads to the garden. The sitting room has dual aspect windows including an attractive half bay window which provides views across the rear garden and countryside beyond with the focal point of the room being an Adams style open fireplace. Fitted with exposed wooden floorboards the dining room also features dual aspect windows including a half bay window and a further Adams style open fireplace. Accessed from the entrance hall the farmhouse kitchen features an original quarry tiled floor, a range of wall and base kitchen cabinets and drawers with work surface over. There are four windows affording lots of natural light, a door to a useful pantry, integrated dishwasher and a Rayburn inset into a brick-built chimney breast which services the heating and hot water. From the kitchen there is a further door to the rear hall with stable door which provides access to the front garden and further doors leading to a spacious boot room/second kitchen space with quarry tiled floor, a range of pine cabinets with work surface over and space for additional appliances. There is a cloakroom with quarry tiled flooring and pedestal wash hand basin and a utility room with a butler sink and plumbing for a washing machine. An inner hall has an obscured sliding door which leads to a storage room formally a shower room and opens out to the office with sliding doors to the garden, which could also make an additional bedroom. This area could be used as separate annexe if required.





## First Floor

A spacious landing has original doors leading to four double bedrooms, an airing cupboard and the family bathroom. The principal bedroom has a large multi paned window overlooking the rear garden, open countryside including Badby Woods and the Nene Valley. There are two sets of wardrobes which have attractive Louvre doors and a Victorian feature fireplace.

Attached is an ensuite fitted with a wash hand basin, shower cubicle with chrome and glass sliding doors, chrome heated towel ladder and WC. The adjacent guest bedroom is also particularly light and spacious with natural light from the multi paned dual aspect windows, fitted wardrobes and a useful storage cupboard. There are two further doubled bedrooms one of which benefits from fitted cupboard.

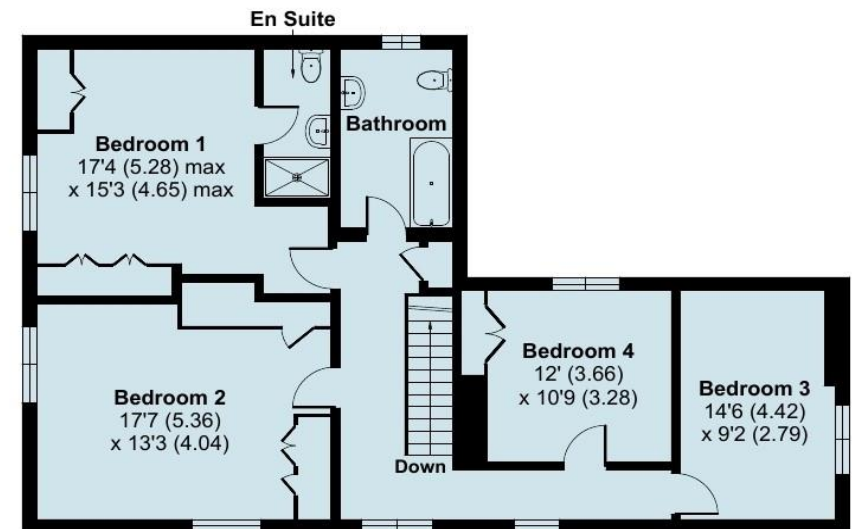
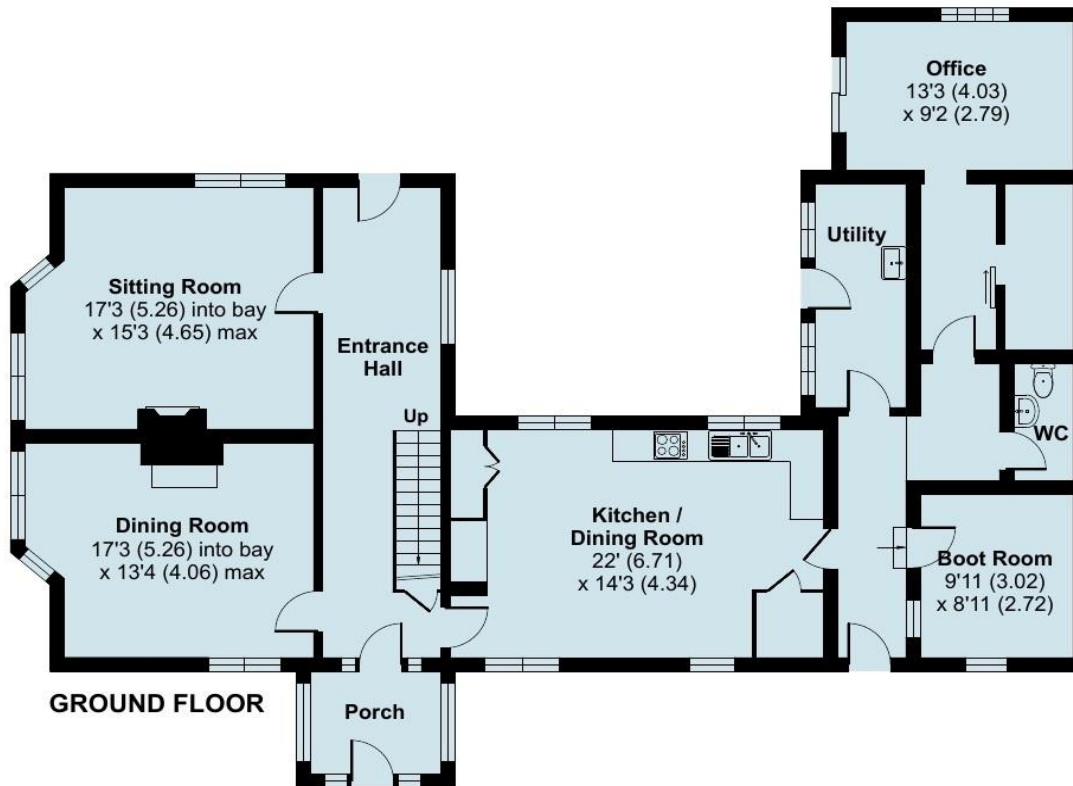
The family bathroom has oak wood effect laminate flooring, bath with shower over and shower screen, heated towel ladder, wash hand basin and WC and is part tiled to the walls.



# Newnham Road, Daventry, NN11

Approximate Area = 2637 sq ft / 245 sq m

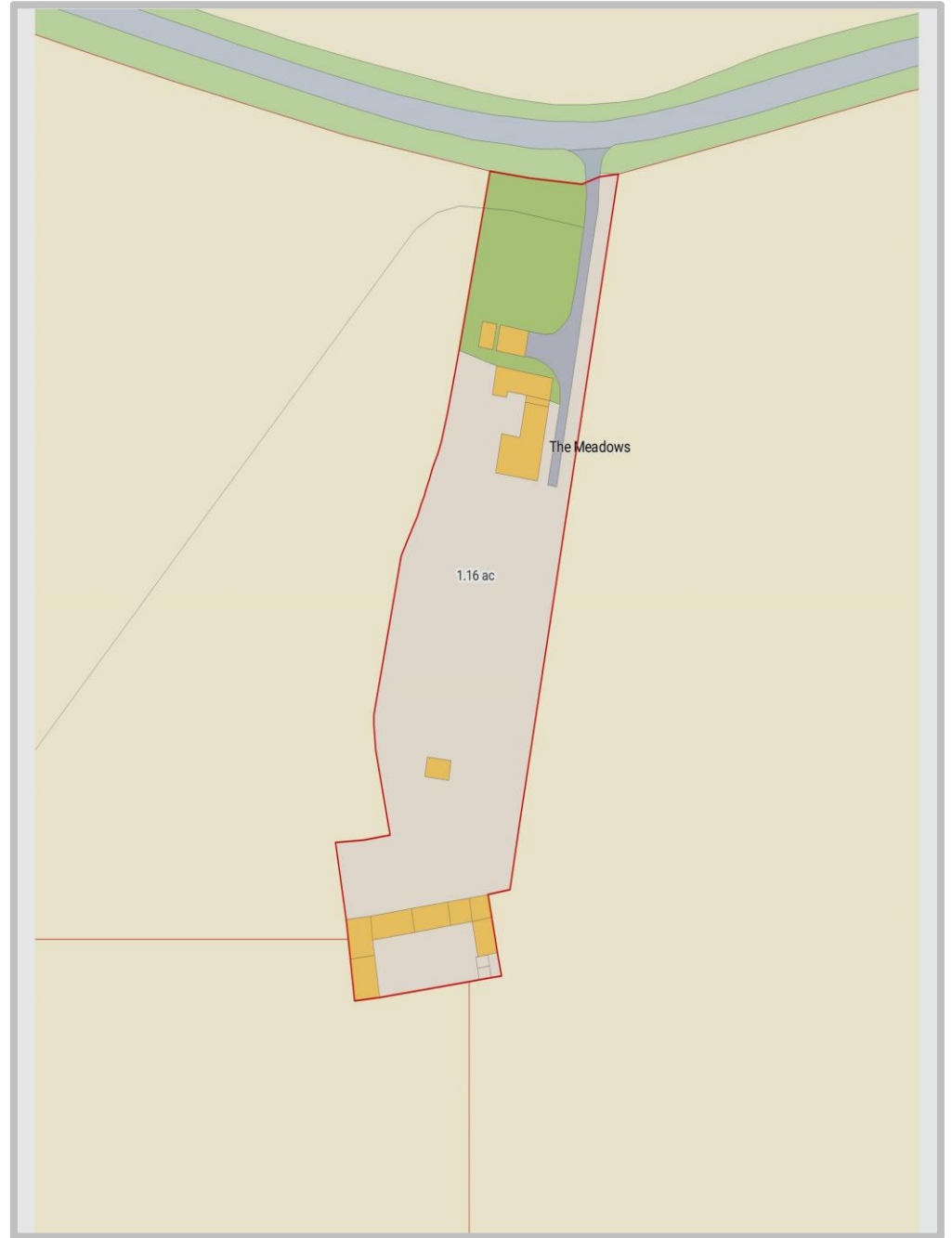
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1087958







## Outside

Approached via a tarmac driveway which leads to a double garage with up and over doors. Behind the garage are two timber sheds with power connected.

There is a large lawned area with mature hedge, shrubs and flower borders with mature fruit trees.

A paved inner courtyard which has a variety of mature shrubs and plants with gated access to a footpath leading to the village of Badby. There is a raised patio area across the rear of the property with steps leading down to a large lawned area and beautifully maintained garden with mature hedged trees, post and rail fencing and flower borders. To the foot of the garden there are the outbuildings which offer a vast amount of potential (subject to planning permissions) these include a range of cattle sheds and a coach house.



## Viewing

Strictly by prior appointment via the agents Howkins & Harrison on  
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, oil and drainage services.

## Local Authority

West Northamptonshire Council  
Tel:0300-126700

## Council Tax Band- F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	70
(39-54)	E	
(21-38)	F	25
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.FPC4U.COM</small>		



## 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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