



Cedar House, Church Lane, Hellidon, Daventry, Northamptonshire, NN11 6GD

HOWKINS &
HARRISON

Cedar House, Church Lane,
Hellidon, Daventry,
Northamptonshire, NN11 6GD

Guide Price: £750,000

A spacious five bedroom detached cedar clad property which has been recently renovated located in an elevated position opposite the church in the popular village of Hellidon. The property sits in a total plot extending to 0.52 acres, with double garage and countryside views.

Features

- Recently renovated with refitted bathrooms
- New carpets throughout
- Spacious open plan accommodation
- Four double bedrooms plus fifth bedroom/study
- Utility Room
- Total plot extends to 0.52 acres
- Established gardens
- Solar panels
- Popular village location
- Energy Rating-A



Location

The village of Hellidon is situated approximately 5 miles south west of the market town of Daventry and is about 3 miles east of the A361 Banbury Road. It is within a mile of the Warwickshire border with easy access to Royal Leamington Spa and Southam. Hellidon Lakes Golf Course and Country Club is on the outskirts of the village, whilst in the village there is a public house/restaurant, parish church, village hall and post office.



Ground Floor

An opaque glazed door provides entrance to a useful porch with quarry floor tiles and further door which leads through to the open plan hall/dining room/sitting room. A door to the right of the hall area leads to a spacious utility room fitted with vinyl flooring with space and plumbing for a washing machine and additional appliances. The adjacent cloakroom is fitted with a wash hand basin and WC. There is an inner hall which provides access to the four bedrooms, useful storage cupboards, the fifth bedroom/study and the modernised family bathroom and separate shower room. Overlooking the front aspect the kitchen is fitted with a variety of wall and base kitchen cabinets including display cupboards and drawers with work surfaces over. There is a collapsible breakfast bar and fitted appliances include a Dietrich hob, Bosch dishwasher and electric oven. The open plan sitting/dining area is particularly light and spacious and offers versatile accommodation. There are numerous windows which flood the area with light and double doors lead to the rear garden.

The principal bedroom is located at the end of the inner hall and offers generous accommodation, fitted cupboards to two walls and dual aspect windows overlooking the rear and side gardens. Bedrooms two, three and four overlook the rear aspect with bedrooms two and four also benefiting from fitted storage cupboards. Bedroom five overlooks the front elevation and would also make an ideal study. The bathroom has been recently refitted to a high standard with pedestal wash hand basin, WC, panelled bath with wood effect flooring and contemporary grey tiling to the walls. The adjacent shower room has also been refitted to a similar style and features a wash hand basin, WC and shower with chrome and glass shower screen.



Outside

The property is accessed through attractive fretwork gates to a spacious pebbled drive with parking for numerous vehicles in front of a double garage with electric roller door.

To the front of the garden there are planted borders with a variety of mature shrubs and trees, including a pine tree and a holly bush which provide screening from the lane. The property is centrally located in the plot with gardens and lawn that extend around the front rear and sides with further mature plants and trees including Maple, Acer, fruit trees and established varieties of rose bushes, bounded by a combination of mature hedging and close board fencing.

The private garden provides views across the fields with steps from the rear lawn leading to a large south facing patio area which extends across the property and provides an ideal area for outside entertaining.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on Tel: 01327-316880.

Fixtures and Fittings

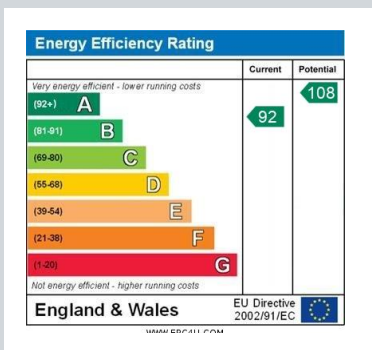
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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, gas and drainage services.

Local Authority

West Northamptonshire Council Tel:0300-126700
Council Tax Band – F



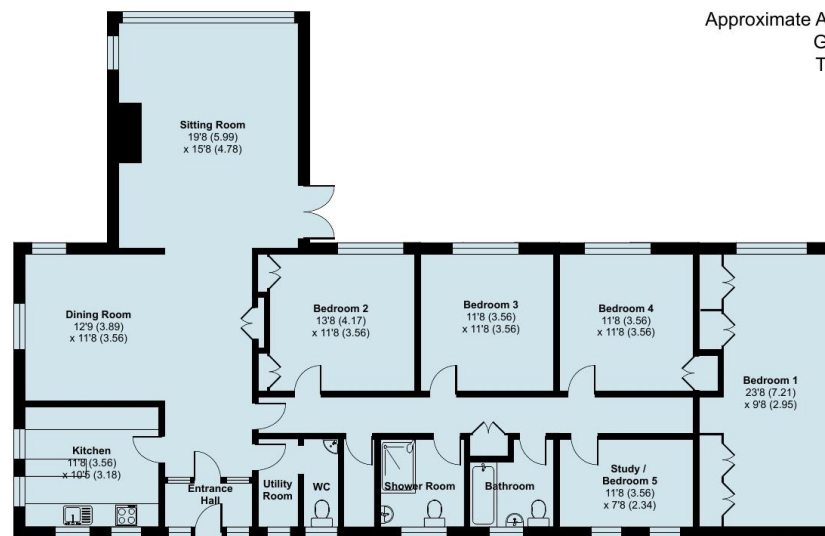
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Approximate Area = 1991 sq ft / 184.9 sq m

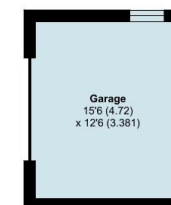
Garage = 195 sq ft / 18.1 sq m

Total = 2186 sq ft / 203.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Howkins & Harrison. REF: 1184549

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