



Holcombe, High Street, Everdon, Northamptonshire, NN11 3BL

HOWKINS &  
HARRISON

Holcombe, High Street, Everdon,  
NN11 3BL

Guide Price: £575,000

Holcombe is a beautifully presented detached bungalow with generous gardens, carefully renovated over the last 17 years to a high standard and situated in the sought after and picturesque village of Everdon.

### Features

- Detached bungalow
- Village location
- Beautifully presented accommodation
- “Fraser James” bespoke fitted kitchen
- Four bedrooms
- Spacious lounge/diner with “cassette” style multi-fuel burner
- Family bathroom and cloakroom
- Front and rear gardens
- Double garage with electric roller door
- Energy Rating - E



## 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.



## Accommodation

The entrance hall leads to all principal rooms including built in storage cupboards and cloakroom, with solid oak flooring that follows through French doors into the spacious sitting/dining room spanning an impressive 29ft, featuring a “cassette” style 8kw multi-fuel burner and Upvc French doors onto the rear garden.

The bespoke fitted “Fraser James” kitchen has a range of modern shaker style base level and wall mounted units with matching island/breakfast bar, utilizing all available space and housing the “Grant” oil combi boiler, quartz work surfaces incorporating ceramic Butler sink, integrated electric oven, induction hob with extractor over, built-in microwave oven and spaces for fridge/freezer, washing machine and dishwasher, with a Upvc door to the side access.

There are two double bedrooms enjoying built-in wardrobe space together with a further two large single bedrooms and tiled family bathroom with standing “Merlyn” shower cubical featuring a remote operated smart shower, bath, WC, and quartz worktop with inset sink.





## Outside

To the front sits a south facing mainly laid to lawn garden occupying a prominent and elevated position with beech hedging and established trees encompassed by Northampton Ironstone wall, oil tank adjoining the detached double garage with electric rolling door and door access to the gated courtyard garden with paved patio seating area.

Gated side access to a large private rear garden with paved patio walkway leading to a well-tended and mainly lawned gardens with established and mature planting, featuring many raised concrete planting beds, greenhouse, log store sheds, pitched summer house, and large "Crane Garden" shed with partition wall offering separate storage and workshop/office space, fitted with insulation, power and composite tile roofing, enclosed by fence panelling.





## Viewing Arrangements

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

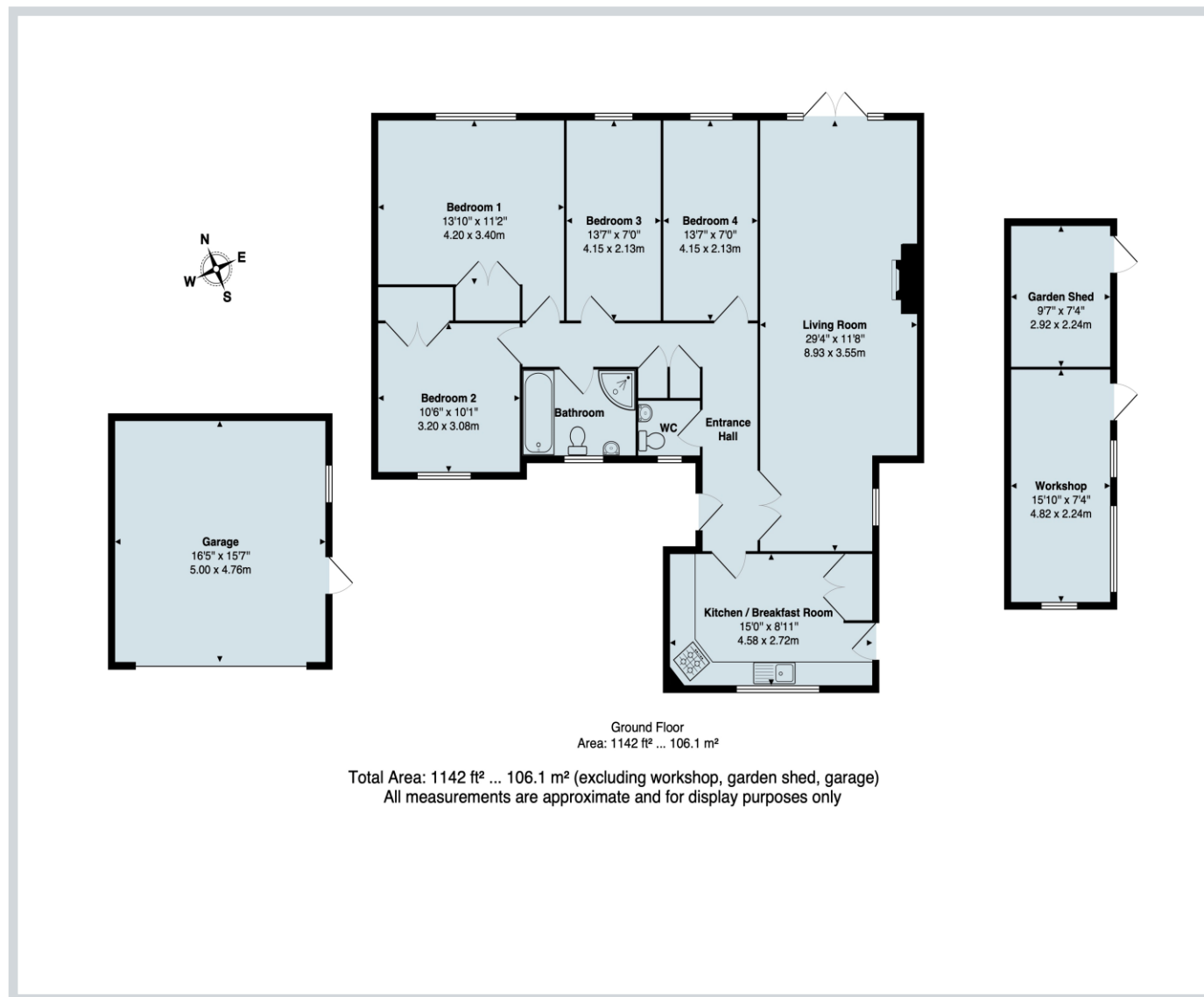
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council Tel:0300-126700

## Council Tax Band - E

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		



## Howkins & Harrison

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