



Montag, Mounts Lane, Newnham, Daventry, Northamptonshire, NN11 3ES

HOWKINS &  
HARRISON

Montag, Mounts Lane, Newnham,  
Daventry, Northamptonshire,  
NN11 3ES

Guide Price: £539,900

A beautifully presented and substantial detached family home, occupying an elevated and prominent position overlooking rolling countryside views to the rear, situated in the sought after village of Newnham.

### Features

- Substantial family home
- Sought after village location
- Three double bedrooms
- Family bathroom and en-suite to master
- Open plan kitchen/diner
- Views over rolling countryside
- Sitting room
- Garage and driveway parking for 3-4 vehicles
- Front and rear gardens
- EPC Rating - D



## Location

The pretty village of Newnham is situated about 1.5 miles south of Daventry with Northampton about 12 miles, Rugby about 15 miles and Banbury about 16 miles.

It is within easy travelling distance of the M1 (junction 16) M6, M40, A45 and the A14. There are rail services to London and Birmingham from either Rugby, Long Buckby, Northampton or Milton Keynes. In the village there is a primary school, public house, and church all centred round a pretty village green.

Lovely countryside surrounds the village with well know beauty spots such as Badby Woods and Everdon Stubbs. Fawsley Hall Hotel is nearby together with golf courses at Hellidon Lakes, Staverton and Daventry.



## Ground Floor

The property enters through a composite glass panel door into the tiled porch, stepping through to the entrance hallway laid with Amtico flooring, stairs rising to the first floor accommodation with understairs storage, and doors off to all principal rooms including the downstairs cloakroom. The sitting room features a “cassette” style wood burner and sliding patio doors out to the front garden.

The updated and extended kitchen/diner is beautifully presented with shaker style wall mounted and floor standing cabinets and quartz work surface incorporating integrated oven/grill and microwave, induction hob with extractor over, integrated dishwasher and space for standing fridge/freezer, accompanied with a matching kitchen island and laid with ceramic tiles, the kitchen/diner boasts fantastic views over rolling countryside through dual aspect windows and triple sliding patio doors. The utility room adjoins the kitchen/diner offering additional storage and workspace for washing facilities such as washer/dryer, Upvc door to the rear garden and integral access to the garage, housing the gas fired boiler.

## First Floor

There are three spacious bedrooms, offering scope to convert to four bedrooms if needed, with the large master bedroom enjoying rural views and en-suite bathroom, built in wardrobes and balcony overlooking the village and Badby woods from bedroom two, and a family bathroom with standing shower cubicle, WC and wash basin.



## Outside

The property is approached by a gated driveway with parking for 3-4 vehicles leading to the front porch and garage with electric rolling door, following on to gated access to both sides of the property, and paved patio seating area with gravelled garden to the front enclosed by thoughtfully planted shrubs/trees.

The low maintenance southeast-facing garden holds spectacular views over the surrounding fields, tiered with primarily paved patio and gravel/artificial grass, featuring a pond and additional storage space. The property is also bordered by a conservation zone to the south.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing

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

## Fixtures and Fittings

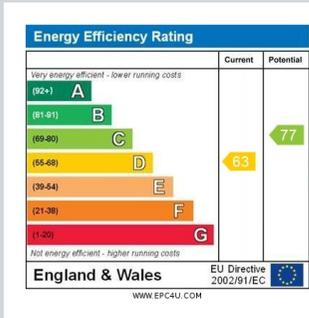
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – E



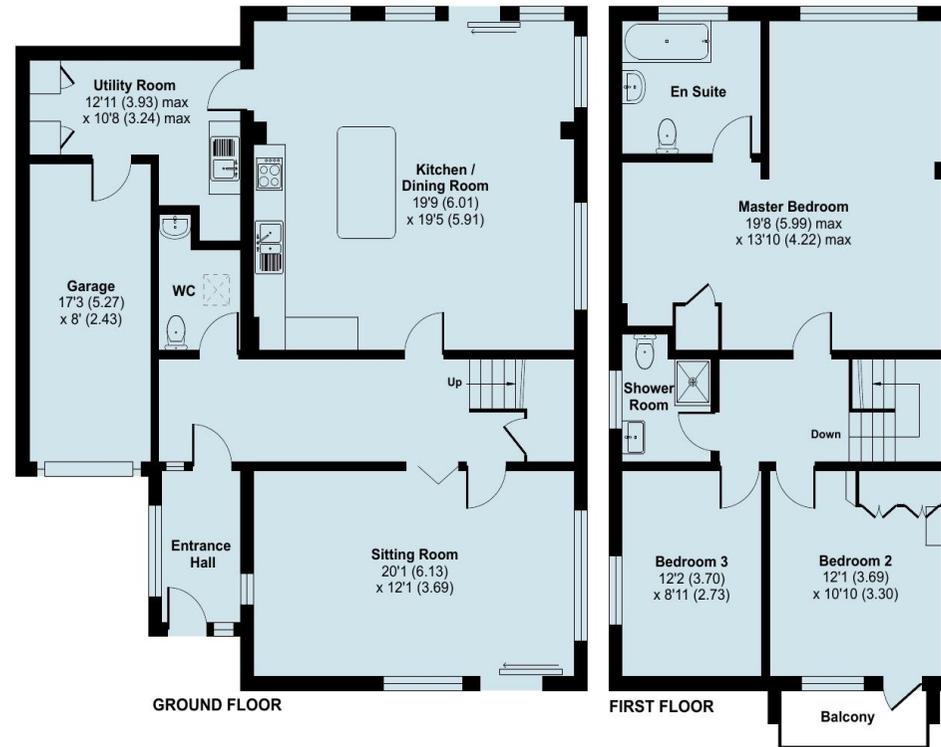
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Approximate Area = 1797 sq ft / 166.9 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1931 sq ft / 179.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1249346

## Howkins & Harrison

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