



2 Partridge Close, Charwelton, Daventry, Northamptonshire, NN11 3YP

HOWKINS &  
HARRISON



2 Partridge Close, Charwelton,  
Daventry, Northamptonshire,  
NN11 3YP

Guide Price: £392,000

A beautifully presented detached family home modified by the current owners to offer generously proportioned family living, with benefits such as EV charging and low maintenance garden overlooking fields/woodland, situated in the sought after village of Charwelton.

### Features

- Beautifully presented detached family home
- Countryside views
- Sought after village location
- Sitting room
- Four bedrooms with en-suite to master
- Family bathroom and downstairs WC
- Open plan fitted kitchen/diner
- Low maintenance rear garden
- Garage and EV charging
- EPC Rating - D



## Location

The pleasant quiet village of Charwelton is situated approximately 6 miles southwest of the market town of Daventry and 12 miles northwest of the market town of Banbury. The village adjoins the Banbury to Daventry Road which allows easy access to both Junction 16 of the M1 and Junction 11 of the M40.

The well-known beauty spots of Badby woods and Everdon Stubbs are also nearby. Within the village there is a popular public house and there is the historical parish church and also a chapel which was built originally as a Wesleyan chapel. The village hall boasts a very active community centre and there are further facilities in the villages of Badby and Byfield which offer primary schools, health centre, village stores, restaurants and other public houses.

## Agents Note

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



## Ground Floor

The reception hall has stairs rising to the first-floor accommodation, doors off to all principal rooms including an understairs cloakroom, and the sitting room has a feature fireplace with multi-fuel burner. The updated open plan kitchen/diner is laid with hard wearing wood effect tiles, and ample range of "shaker" style floor standing and wall mounted units with butcher block worktops incorporating; deep 1.5 composite sink, space for electric range cooker, integrated dishwasher, space and plumbing for standing fridge/freezer and washer/dryer. The kitchen/diner has dual aspect views onto the garden, Upvc door to side access and French Upvc doors into the garden.

## First Floor

There are four bedrooms with the master enjoying built-in wardrobes and an en-suite shower room, the remaining bedrooms all enjoy views over neighbouring fields/woodland, and the family bathroom comprises of standing shower cubicle, rolltop standing bath, WC and wash basin.

## Outside

The front of the property has a block paved driveway providing off road parking for up to three vehicles, leading to the front door and integral garage with up and over door, following round to the side gated access. The low maintenance two-tiered garden is primarily paved patio with steps up to a grass lawn, overlooking countryside views enclosed by wooden fence panelling and external door to garage via the side access.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. 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.

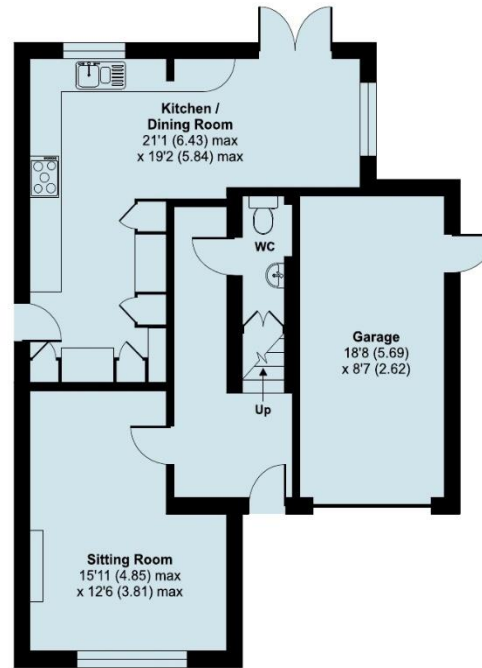
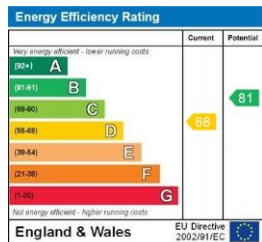
## Services

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

## Council Tax Band - E



GROUND FLOOR

## Partridge Close, Charwelton, Daventry, NN11

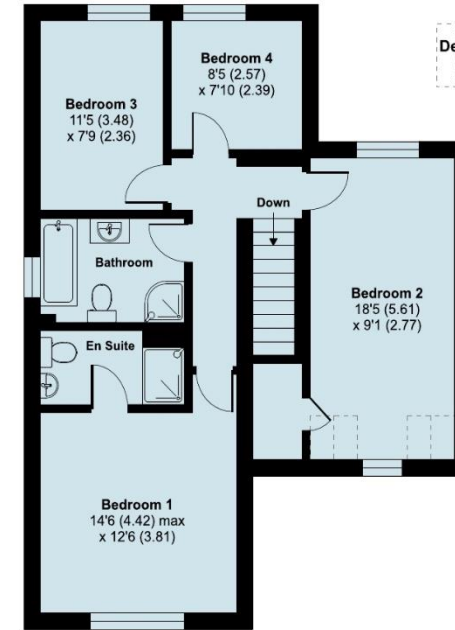
Approximate Area = 1317 sq ft / 122.3 sq m

Limited Use Area(s) = 16 sq ft / 1.5 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1501 sq ft / 139.4 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



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: 1251976

## Howkins & Harrison

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