



20 Banbury Lane, Byfield, Daventry, Northamptonshire, NN11 6UX

HOWKINS &  
HARRISON



20 Banbury Lane, Byfield,  
Daventry, Northamptonshire,  
NN11 6UX

Guide Price: £265,000

This charming and fully refurbished two bedroom terrace cottage is offered for sale with no upward chain, situated in the popular village of Byfield and within easy reach of local amenities, benefitting from off road allocated parking and further potential with a converted loft space.

### Features

- Beautifully presented cottage
- No upward chain
- Village location
- Sitting room with multi-fuel burner
- Kitchen/diner
- Family bathroom
- Converted loft space
- Mature garden
- Allocated parking
- Energy rating - D



## Location

The popular village of Byfield is situated on the A361 Banbury Road and offers numerous amenities including schools, public house, post office, local village general store, garage, medical centre, playing fields and sports club including a tennis club.

Further facilities can be found in Banbury to the south and include the Castle Quay shopping centre, main line railway station to London Marylebone (approx. 57 mins) and Junction 11 of the M40 motorway. Access to the M1 motorway can be gained at Junction 16.



## Ground Floor

The accommodation is entered through a composite Upvc door stepping into the entrance hallway, with stairs rising to the first floor accommodation and leading to the sitting room overlooking the front aspect featuring a multi-fuel stove. The fitted kitchen/diner comes with a range of shaker style wall mounted and floor standing units, housing the gas fired boiler, with work surfaces incorporating stainless steel butler sink, freestanding cooker with gas hob, integrated appliances such as integrated washing machine, undercounter fridge and freezer, with storage cupboard and door to the rear porch and courtyard garden.

## First Floor

The first floor landing leads to all principal rooms including the paddle stairs to the converted loft space, two large double bedrooms with built-in wardrobes to bedroom 2, and family bathroom with shower over bath, WC and wash basin.

## Outside

Approached by a footpath from Banbury Lane leading to the front door, the mature lengthy garden is situated to the front aspect with established planted trees/shrubs. The rear courtyard includes a brick-built store shed and gated access to rear allocated parking for two vehicles.

## Viewing

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

## Fixtures and Fittings

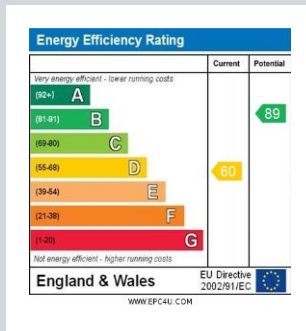
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

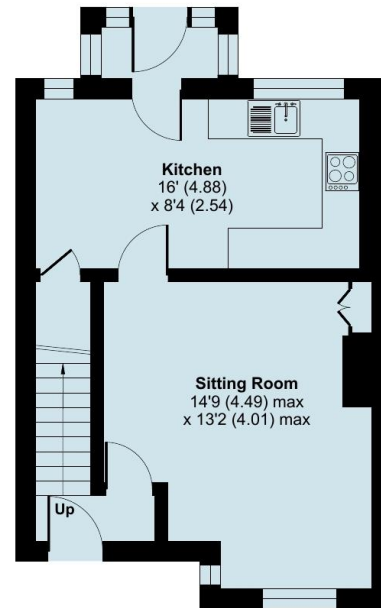
West Northamptonshire Council [Tel:0300-126700](tel:0300-126700).



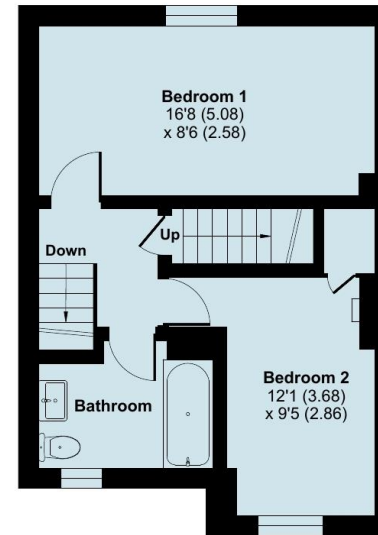
## Banbury Lane, Byfield, Daventry, NN11

Approximate Area = 876 sq ft / 81.3 sq m  
Limited Use Area(s) = 65 sq ft / 6 sq m  
Shed = 66 sq ft / 6.1 sq m  
Total = 1007 sq ft / 93.4 sq m

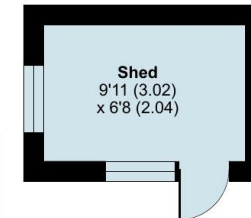
For identification only - Not to scale



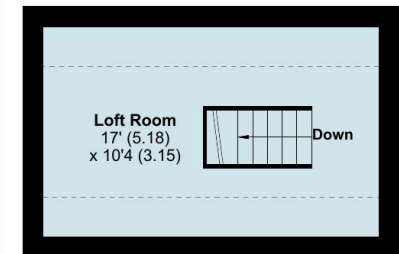
GROUND FLOOR



FIRST FLOOR



Denotes restricted head height



SECOND FLOOR



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: 1256869

## Howkins & Harrison

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