



Mayfields, 1 Manor Close, Charwelton, Northamptonshire, NN11 3YQ

HOWKINS &  
HARRISON



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Charwelton, Northamptonshire,  
NN11 3YQ

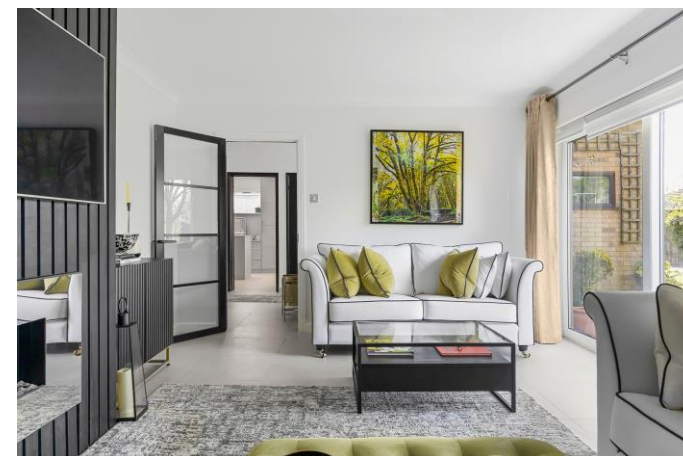
Guide Price: £675,000

An exceptional opportunity to own a stunning, high-spec detached family home offering over 2,500sqft of beautifully upgraded and flexible living space.

Set on a generous 0.3-acre plot in the picturesque village of Charwelton, this impressive residence has been thoughtfully modernised by its current owners to the highest standards, blending contemporary comfort with modern day living.

Tucked away in a peaceful cul-de-sac the home boasts expansive front and rear gardens, perfect for outdoor entertaining or family enjoyment, along with ample off-road parking for multiple vehicles.

Enjoy the charm of living life with convenience of excellent transport links to Daventry, Banbury and beyond – this is countryside living at its very best!



## Features

- Substantial four bedroom detached family home
- Cul-de-sac position located in a charming village
- Improved to a high spec throughout
- Modern open-plan family living incorporating refitted kitchen, sitting area and garden room
- Impressive master bedroom enjoying a dressing area and refitted en-suite shower room
- Three refitted bathrooms and cloakroom
- Four reception rooms
- Double garage incorporating the utility room
- Extensive front and rear gardens with off-road parking for multiple vehicles

## 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 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.



## Ground Floor

The property is entered through a UPVC door stepping into the light and airy entrance hall with high ceiling, laid with porcelain tiles leading to all principal rooms and downstairs cloakroom, with underfloor heating to the greater part of the ground floor. There are two bedrooms located downstairs, including the impressive 29ft master bedroom with dressing area including an island and refitted en-suite with walk-in shower, WC and wash basin. The refitted family bathroom consists of a walk-in shower, standing rolltop bath, WC and wash basin.

The family living space consists of a large sitting room off the entrance hall showcasing a feature fireplace with panel surround and electric fire, sliding doors to the front aspect and French doors leading into the snug, flowing round to the garden room with French doors and windows overlooking the rear aspect, and open plan kitchen/diner before making full circle back to the hallway. The modern fitted kitchen has a range of matte finish floor standing and wall mounted units and an island, with quartz stonework surfaces incorporating; a black ceramic butler sink and inset drainage grooves, induction hob with extractor over, integrated full height fridge and undercounter freezer, oven and micro-oven, wine cooler and dishwasher.

The snug has stairs rising to the first floor accommodation, incorporating a “bar area” and TV entertainment wall unit. Adjoining the study and utility room situated in the partially converted integral double garage with two electric rolling shutter doors.







## First Floor

The first-floor stairway has a high ceiling flooding the landing with light, leading to all principal rooms including two bedrooms, one with fitted wardrobes and the other benefitting ample storage space utilising the eaves. The refitted family bathroom consists of a walk-in shower, WC and wash basin.

## Outside

The shale stone driveway leads to the double garage and front entrance, primarily laid to lawn including mature shrubs/trees, with gated side access.

The garden is laid to lawn with established evergreen trees, featuring a porcelain paved patio seating area, perfect for alfresco dining and entertaining space. Raised beds and hard standing for storage shed, all enclosed by fence panelling.

## 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

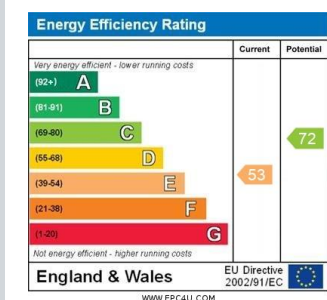
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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



## Howkins & Harrison

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## Mayfields, 1 Manor Close, Charwelton, NN11 3YQ

Approximate Gross Internal Area  
2562 sq ft - 238 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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