



110 Abbotsbury Drive, Daventry, Northamptonshire, NN11 2PB

HOWKINS &
HARRISON

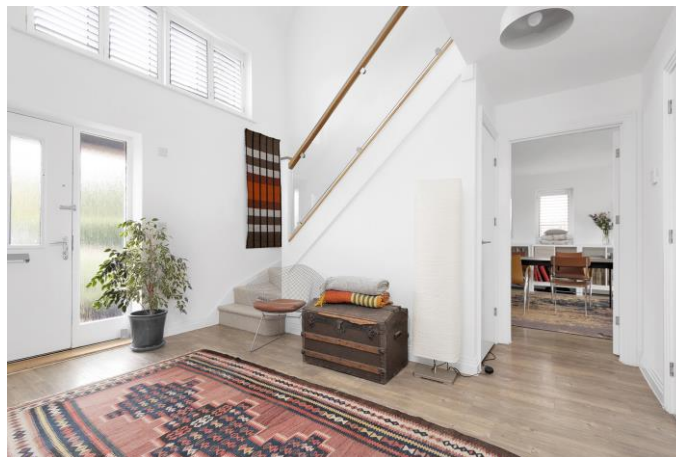
110 Abbotsbury Drive, Daventry,
Northamptonshire, NN11 2PB

Guide Price: £725,000

An immaculately presented modern family home located on a Crest Nicholson exclusive development on the outskirts of Welton village, in Northamptonshire. Set in a privately maintained wilded parkland with access to plenty of countryside walks, Grand Union Canal, canal side cycle paths and pubs, and a community orchard, it's a delightful environment enjoyed by families, dog owners, hikers, cyclists and runners.

The local town of Daventry is within easy reach offering a range of independent local whole food outlets and bread shops, twice weekly high-street market, bookshops, craft beer and an emerging live music scene as well as open-water swimming, cycling, running, rugby and athletics clubs.

Built to Crest Nicholson's "Grand" design, the property offers a spacious and bright contemporary living space with high-quality finishes, a double-width garage and generous driveway that easily accommodates four cars – plus a mature and private walled rose garden (not overlooked). A great opportunity for families looking for a well-designed home with space and light in one of the most desirable areas in West Northamptonshire.



Features

- Substantial detached family home
- Five bedrooms with dressing area to master bedroom
- Two en-suites and family bathroom
- Spacious modern kitchen/family area and utility room
- Large separate dining and sitting room
- Beautifully landscaped garden
- Double-width forecourt for multiple vehicles and garage fitted with electric garage doors, light, power, EV charging and water
- Sought after location close to Daventry town centre
- No onward chain
- EPC Rating - B

Agents Note

The property is subject to a £320pa service charge for the maintenance of the communal spaces, included wilded parkland and paths, orchards, village pond and play areas.

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



Location

Located within the picturesque county of Northamptonshire between Welton Village and Daventry, with a new primary school, village pond and several play areas, it provides easy access to excellent transport links north, south, east and west as well as a vibrant business, commercial, sporting, music and social scene.

London and Birmingham are under 1 hour away by train from Rugby and Long Buckby both with ample carparking and a seat guaranteed! With a choice of the A5, M1 and M40 there is easy road access to all the main midlands towns with interest for everyone - the town of Rugby famous for its private school; the Spa town of Leamington Spa with a vibrant independent retail, food and music scene; Coventry Cathedral and University; historic Warwick with its fabulous 1600s high street, castle and university; Silverstone the home of motor sport; Banbury and the famous Banbury Cross. Althorp House the historical home of and memorial to the late Princess Diana are close by as well as the commercial County town of Northampton. The Fosse Way, the old Roman Road provides easy access to the heart of the Cotswolds.

There are numerous farm shops selling locally grown and reared produce and of course quintessential villages and pubs to entice you in after a long country walk for an evening drink or meal - including the famous Olde Coach House Inn in Ashby St Ledgers, where the gun powder plot was plotted and the vibrant community-owned Plough Inn in Everdon village with its own sommelier, fine dining, 11th century church and annual village fete! Weedon boasts the Napoleonic Museum and Munitions Warehouse now a thriving centre for lovers of a chilled craft beers and music scene, artisanal coffee, indoor activities and vintage car/bike restoration and clubs.

Ground Floor

This substantial family home is accessed via a lavender edged block path into a bright, open and welcoming lofted entrance hall. The glass staircase and landing, shutters and roof to floor walls promote the feeling of space and provide excellent hanging space for artwork, pictures and 8ft plus Christmas trees.

The hallway provides access to all ground floor rooms, with Amtica wood-effect flooring throughout promoting seamless flow and simplicity. The brightness and space in each room is further enhanced by shutters which both filter the light as well as adding further insulation to the existing double glazing. Contemporary radiators maintain the minimalist, understated style and lightness to the space. There is also a convenient cloakroom and storage cupboard equipped with shoe racks and baskets and houses the superfast internet hub.

The standout feature is undoubtedly the expansive and light-filled kitchen/family room, stretching over 23ft in length. This excellent space is designed for both everyday living and entertaining, boasting a modern range of high-gloss wall and base units, a matching central island with Bosch gas hob and extractor fan, Bosch integrated oven and grill, 1.5 stainless steel sink, integrated fridge/freezer, and Bosch dishwasher. Dual access to the patio and garden is offered through both bi-fold and French doors, seamlessly blending indoor and outdoor living. Adjoining the kitchen is a well-appointed utility room, with plumbing and space for a washer/dryer, the gas-fired combi boiler, and further door leading outside to the patio, garage and garden beyond.

The sitting room enjoys a dual-aspect outlook, flooding the space with natural light filtered through shutters and offering a peaceful retreat away from the busier areas of the home. It is seamlessly wired for a wall mounted TV. Completing the ground floor accommodation is the impressive 22ft long dining room, which is wonderfully versatile, currently used as a dining room and home office but would also make a marvellous light filled second lounge. French doors open directly to the patio and garden, adding even more charm and flexibility to this fantastic space.





First Floor

The impressive gallery landing sets the tone for the upper level, providing access to five generously sized double bedrooms. A plain grey wool carpet through maintains the simple clean lines and feeling of space and continuity.

A prominent highlight is the spacious vaulted master bedroom, which features three Velux skylights and a full-length floor-to-ceiling window offering garden views, as well as vistas of the wild meadows and canal beyond. A dividing wall creates a dedicated dressing area with built-in wardrobes, as well as its own en-suite shower room.

Bedroom two also benefits from a private en-suite, with full-length floor-to-ceiling window offering garden views, as well as vistas of the wild meadows and canal beyond.

Two large double bedrooms with floor-to-ceiling windows overlook the front of the house enjoying views towards Daventry Country Park and the hills beyond. A fifth well-proportioned double bedroom offers flexible living options for family and guests. It is currently used as a spacious home office.

A well-appointed family bathroom, featuring a shower over the bath, white porcelain WC and wash basin, completes this fantastic first floor.

The attic is accessed from the landing, fully insulated and partially boarded for storage.





Outside and Garage

The front garden is smart, simple and low maintenance, enclosed behind a black metal railing, mature beech hedge and finished with gravel, plants and jasmine and honeysuckle climbers over the large storm porch. A paved block path and lavender border lead to the front door. A well-established tree adds further mature greenery. To the side, a block-paved driveway provides off-street parking for at least 4 cars and leads to a double-width garage with electric doors, security lighting, electric supply and water tap for the garden and car washing. The garage has been fully wired to function as a workshop with multiple sockets, a work bench, water supply. It has also been wired to accommodate an EV charging point.

The garage leads to the private, walled garden designed for comfort, appeal and total privacy. Porcelain tiles form a walkway around the house, leading to a gravel seating area with flower and vegetable beds and a nearby lawn. The fully wired wall provides a riot of summer colour with mature climbing roses, rosemary, lavender and hydrangea complemented by subtle evening lighting along the border. There is also convenient access to the garden water and electric supply and the garage.

Viewing

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

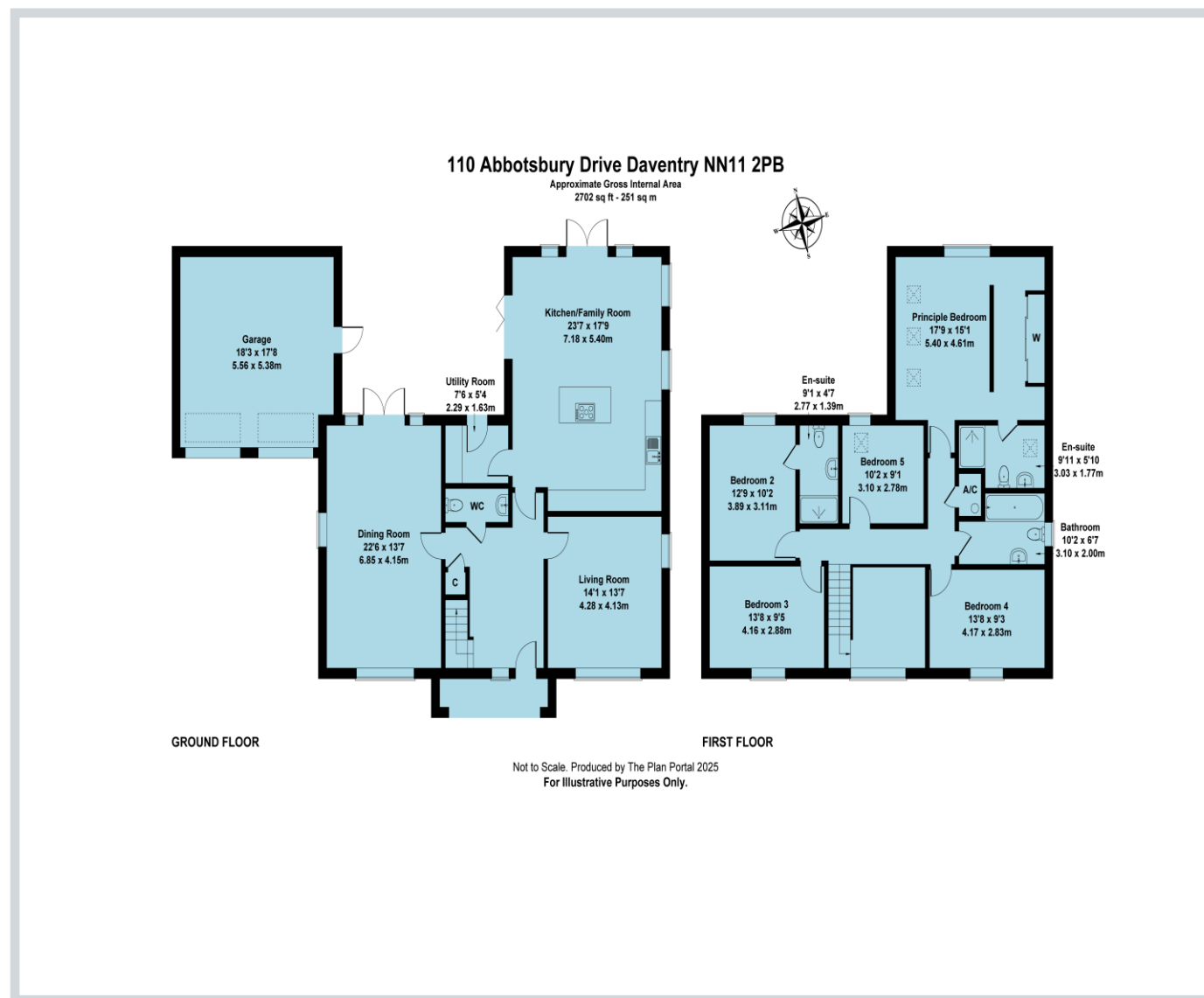
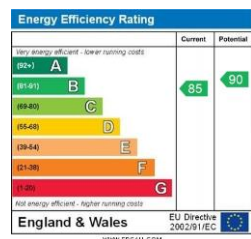
Services

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: 0300-126700

Council Tax Band – G



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

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.