



57 Wren Way, Micklewell Park, Daventry, Northamptonshire, NN11 2AL

HOWKINS &
HARRISON

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Daventry, Northamptonshire,
NN11 2AL

Guide Price: £450,000

A stunning detached 'Foxglove' style family home, offering spacious and versatile living accommodation and situated in a prominent elevated position with treelined green views and rolling countryside. Located at the end of a quiet no-through road within the highly desirable new Micklewell development, the property occupies a generous plot with driveway parking for multiple vehicles, a detached single garage, and a substantial wrap-around garden.



Features

- New build
- Five bedroom detached family home
- En-suite to master and family bathroom
- Large kitchen/diner with adjoining utility
- Spacious sitting room
- Single detached garage and ample off-road parking
- Downstairs cloakroom
- Elevated views over rolling countryside
- Wrap around rear garden
- EPC Rating – A



Location

Discover Micklewell Park — a vibrant new community where the charm of rural living meets the ease of modern life. Set on the northern edge of Daventry, surrounded by rolling green fields and mature woodland, this stunning development offers a collection of beautifully crafted homes designed for today's lifestyles. Enjoy woodland walks, play areas, wildflower meadows, cycle routes and allotments — all designed to bring neighbours together and make the outdoors part of everyday living. Over eight acres of landscaped open space surround the estate, creating a sense of freedom and calm that few developments can offer. At the heart of the community sits a modern community hub, offering spaces for events, activities and social gatherings.

Just minutes from Daventry town centre, Micklewell Park combines countryside charm with unbeatable connectivity, putting Rugby, Northampton, and major routes like the M1, M45, and A5 within easy reach, along with regular bus services and convenient cycle paths.

You'll also find excellent local schools, shops, cafes and sports facilities nearby — with a new primary school and local retail area planned within the development itself.

Sustainability is at the heart of Micklewell Park. Homes are built to high energy-efficiency standards, many featuring EV charging points, water-saving fittings and insulation to reduce energy use and running costs. From design to delivery, every detail has been considered to create a neighbourhood that's as forward-thinking as it is welcoming. Ideal for families, professionals, and first-time buyers seeking a stylish, move-in-ready home in a convenient and welcoming location.



Ground Floor

The property opens into a welcoming entrance hall, providing access to all principal rooms, a downstairs WC, and under-stairs storage. The spacious dual-aspect sitting room features a front bay window and French UPVC doors to the rear garden, allowing plenty of natural light. The modern fitted kitchen includes base and wall units, a 1.5 stainless steel sink, integrated appliances, a breakfast bar, and space for a dining area and family living, with French doors to the garden. Adjoining the kitchen, the utility room offers matching units, space and plumbing for washing appliances, houses the gas-fired boiler, and has a UPVC door to the garden.

First Floor

The landing leads to five bedrooms and a family bathroom with shower over bath, WC, and wash basin. The master bedroom includes built-in wardrobes and a private en-suite shower room.

Outside

The front features a block-paved driveway for multiple vehicles, leading to a detached single garage and gated side access to the garden. The front garden is partially lawned with wooden rail fencing and views over tree-lined countryside. The rear garden wraps around the property, mostly laid to lawn with a paved patio and perimeter pathway, fully enclosed by fencing with rear garage access.

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

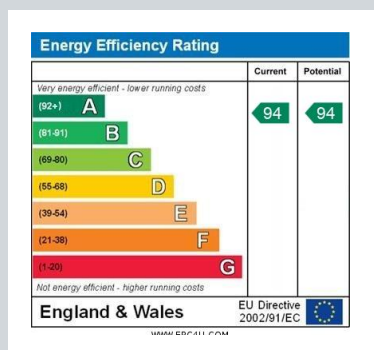
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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



Approximate Gross Internal Area 1437 sq ft - 134 sq m (Excluding Garage)

Ground Floor Area 732 sq ft – 68 sq m

First Floor Area 705 sq ft – 66 sq m

Garage Area 226 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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