



14 Stubbs Road, Everdon, Northamptonshire, NN11 3BN

HOWKINS &  
HARRISON

14 Stubbs Road, Everdon,  
Northamptonshire,  
NN11 3BN

Guide Price: £385,000

An attractive and well-presented three-bedroom semi-detached home occupying a prominent and elevated position in the sought after village of Everdon, offering generously proportioned family living and attractive garden space, enjoying a well equipped garden office and rolling countryside views.

#### Features

- Attractive semi-detached home
- Kitchen/diner
- Spacious lounge
- Family bathroom
- Village location
- Garden office
- Countryside views
- Utility and cloakroom
- Well tended gardens
- Energy Rating-D



## Location

Everdon is a popular and picturesque village nestled in the rolling countryside of South Northamptonshire. It offers easy access to the nearby market town of Daventry, the county town of Northampton, and Banbury. Milton Keynes, reached via the A5, provides an excellent fast mainline train service to London Euston in approximately 35 minutes.

The area is surrounded by natural beauty, including Everdon Stubbs, a Woodland Trust-managed ancient woodland famed for its bluebells, as well as Mantles Heath and Badby Woods.

The village itself boasts a traditional public house, a historic parish church, and a well-regarded outdoor learning and field centre. Regular buses serve the local primary school in the neighbouring village of Badby, and there is a wide selection of independent schools within easy reach.

Nearby Daventry and Towcester provide excellent local shopping and amenities, while the area retains a strong sense of rural peace and community.



## Ground Floor

The property is entered through a composite Upvc door under gable end porch, stepping into the entrance hall with tiled flooring leading to all principal rooms and stairs rising to the first floor accommodation. The spacious lounge/family room allows plenty of light from the bay window overlooking the front and Upvc French doors to rear garden, featuring an open fireplace and multi-fuel burning stove. The kitchen/diner follows through to the rear garden, with underfloor heating and a range of floor standing and wall mounted shaker style oak cabinets, with work surfaces incorporating; stainless steel Belfast sink, integrated electric oven with induction hob and extractor over, integrated dishwasher and space for standing fridge/freezer. There is a downstairs cloakroom and separate utility room with storage, work surfaces and space for washing appliances.

## First Floor

There are three double bedrooms and family bathroom with shower over bath, WC and wash basin.





## Outside

To the front sits a south facing mainly laid to lawn garden occupying a prominent and elevated position with a paved walkway leading to the front door that continues to the side of the property, enclosed by shrub borders and brick wall with gated access.

The rear garden boasts fantastic views over rolling countryside, with an outdoor fully functioning office with heating, power and wash facilities, primarily laid to lawn and enclosed by hedge borders. The garden has a paved patio seating area, with steps leading up the garden to a wooden deck seating area, including thoughtfully planted trees/plants throughout.





## 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.

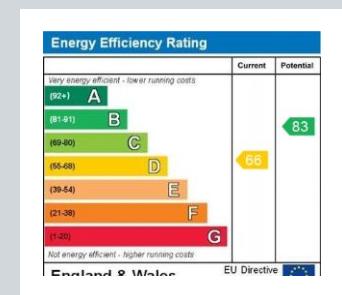
## Services

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 Tel:0300-126700

Council Tax Band – B



## Howkins & Harrison

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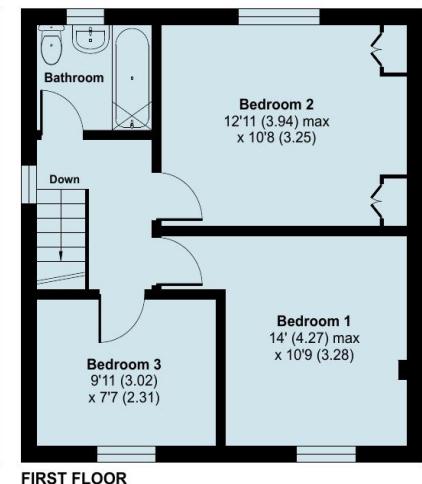
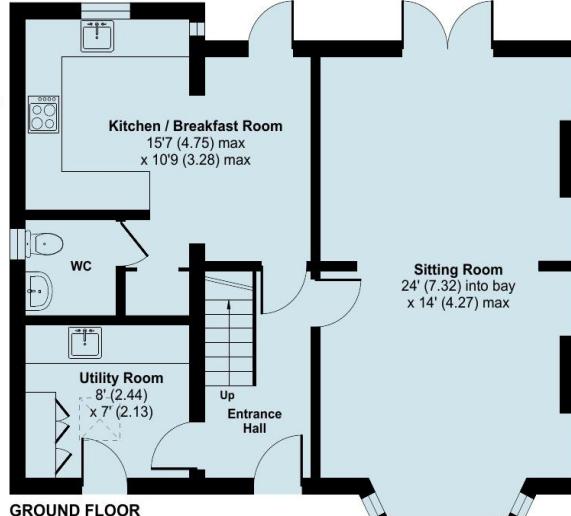
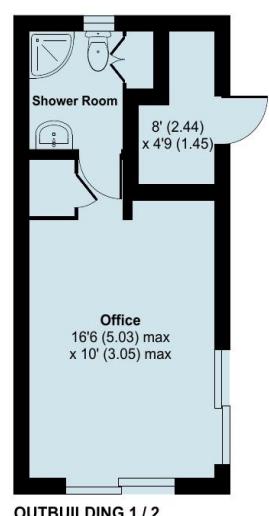
## Stubbs Road, Everdon, Daventry, NN11

Approximate Area = 1144 sq ft / 106.2 sq m

Outbuilding = 225 sq ft / 20.9 sq m

Total = 1369 sq ft / 127.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Howkins & Harrison. REF: 1204843

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