



Cornerstones, 61 High Street, Eydon, Northamptonshire, NN11 3PP

HOWKINS &
HARRISON

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61 High Street, Eydon,
Northamptonshire, NN11 3PP

Offers in the Region of: £750,000

This stunning property, originally converted from a traditional barn in the 1980s, has been beautifully renovated and thoughtfully modernised by the current owners over the past four years to create a stylish and welcoming family home. Nestled within the peaceful village of Eydon, in the heart of the Northamptonshire countryside, the property offers an idyllic setting combined with contemporary comfort. Having undergone a comprehensive refurbishment, every detail has been carefully considered to provide effortless, comfortable family living, blending character features with modern design throughout.

Features

- Stunning four bedroom detached property
- Fully refurbished and modernised
- En-suite to master bedroom
- Generous living room with woodburning stove and French doors to garden
- Stylish kitchen diner with integrated appliances
- Utility and downstairs cloakroom
- Countryside location still close to road and rail links
- Garage with electric roller shutter doors
- Private enclosed garden with lawn and entertaining area



Location

Eydon is a village and civil parish in West Northamptonshire, located about 8 miles northeast of Banbury and roughly 10 miles southeast of Daventry.

The parish is bordered by the River Cherwell to the west, a tributary stream to the south, and fields to the north and east. The Church of St Nicholas, a Grade II* listed building, showcases notable English Romanesque architecture. The village also features a 17th-century public house, the Royal Oak.

Eydon is approximately 11 miles from Banbury railway station and around 7 miles from Junction 11 of the M40. For everyday shopping, the nearby village of Woodford Halse is just 1.5 miles away.

Agents Note

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



Ground Floor

Entrance is via a half-glazed front door into a welcoming hallway, featuring elegant travertine flooring which flows seamlessly into the impressive open-plan kitchen/dining room.

The stunning kitchen/diner is bathed in natural light, with a charming bay window seat overlooking the front aspect and double French doors opening onto the rear garden. The stylish navy blue kitchen is beautifully complemented by white quartz work surfaces and matching splashback, offering an excellent range of base and eye-level units. Integrated appliances include a dishwasher and fridge freezer, with space provided for a range cooker. Floor-to-ceiling pantry and utility cupboards, both with convenient power points, provide exceptional storage. A Belfast sink is complemented by an additional stainless-steel sink for added practicality. A door leads through to the utility room, fitted with matching navy cabinetry and housing a stacked washing machine and dryer, along with direct access to the rear garden.

Positioned across the hallway, the spacious living room features solid oak flooring and a central fireplace with wood-burning stove. Windows to the front and side, together with French doors opening onto the rear garden, flood the room with natural light and create a warm, inviting atmosphere. The ground floor is completed by a convenient cloakroom, with stairs rising to the first floor.





First Floor

Stairs, fitted with classic sisal carpeting, rise to a bright and spacious first-floor landing, finished with elegant oak flooring.

The light-filled primary bedroom enjoys a peaceful position and features a stylish panelled feature wall, with dual-aspect windows overlooking the garden. The contemporary en-suite is fully tiled in white and comprises a walk-in shower with glazed screen, hand wash basin with double cupboard beneath, WC, chrome heated towel rail, and a window to the rear.

Bedroom two is a generous double room overlooking the rear garden, while bedroom three is a further spacious double benefiting from dual-aspect windows to the front. The oak flooring continues into bedroom four, currently arranged as a nursery, also featuring a decorative panelled wall and dual-aspect windows, creating a bright and versatile space.

The beautifully appointed family bathroom features a modern white suite, including a bath with rainfall shower over, complemented by marble floor tiles and matching splashbacks. A hand wash basin with double cupboard beneath, WC, and a heritage-style radiator with integrated towel rail complete the room. Additional storage is provided by a useful airing cupboard housing the hot water tank.



Outside

This impressive stone-built property occupies a slightly elevated position and is approached via a shared gravel driveway, with attractive raised stone flower beds to the front and steps leading to a pale grey, part-glazed entrance door.

The property benefits from an attached garage, ample off-road parking for several vehicles, and the convenience of an EV charging point.

Gated access to both sides leads through to the delightful rear garden, which is fully enclosed by a combination of characterful stone and brick walls, creating a private and sunny outdoor space. The garden is predominantly laid to lawn, bordered by well-stocked flower beds, along with a variety of mature shrubs and trees.

An Indian stone paved terrace spans the rear of the property, providing an ideal space for outdoor dining and entertaining, with all principal rooms opening directly onto it. The rear entrance is further enhanced by a slate canopy, offering a sheltered area.

To one end, a dedicated seating area enjoys the best of the sunshine, while raised vegetable beds and steps leading up to a garden shed complete this thoughtfully arranged and highly appealing garden.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on Tel01327 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.

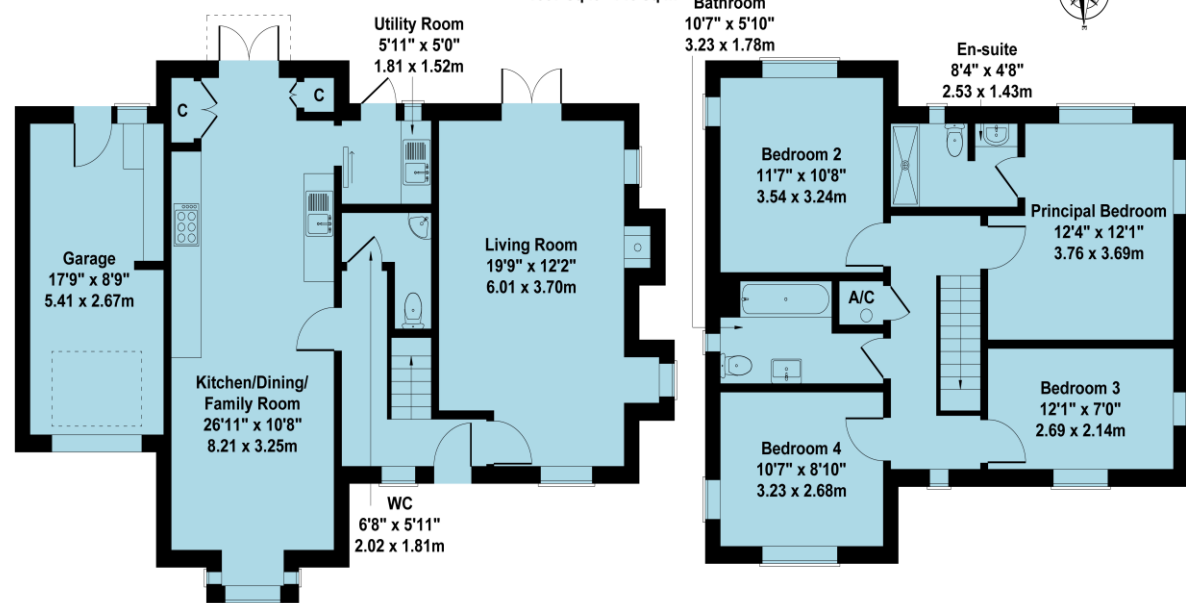
Local Authority

West Northamptonshire Council:0300-126700

Council Tax Band – G

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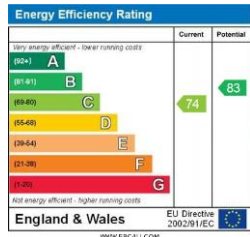
Approximate Gross Internal Area
1507 sq ft - 140 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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