



5 Home Close, Staverton, Northamptonshire, NN11 6JR

DEBBIE COX
Your personal estate agent **exp** UK

**5 Home Close
STAVERTON
Northamptonshire
NN11 6JR**

Offers Over: £350,000

A beautifully presented family home, tucked away in a peaceful cul-de-sac on the edge of a charming and well-served village. The village offers a range of amenities including a highly regarded primary school, a welcoming pub, and a thriving community atmosphere. Ideally located just a short stroll from a children's play area and scenic countryside walks, this property is perfectly suited to families and those who enjoy outdoor living. The house itself is filled with natural light throughout and has been thoughtfully extended to the rear, creating generous and versatile living space ideal for modern family life. This property is offered with NO UPWARD CHAIN.

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com



GROUND FLOOR

An entrance porch provides a practical space for coats, boots and shoes, leading into a bright and welcoming entrance hall with stairs rising to the first floor and an abundance of natural light.

A door opens into the spacious lounge diner, featuring a large double-glazed window to the front overlooking the garden, allowing light to flood the room. The space is enhanced by attractive wood-effect flooring and offers ample room for both comfortable seating and a dining area, conveniently positioned just off the kitchen — ideal for everyday family living and entertaining alike.

To the rear of the house, a thoughtfully designed extension creates an additional and versatile reception room, ideal as a family room, home office or garden room. The vaulted ceiling, complete with a skylight, floods the space with natural light, while French doors open directly onto the patio area, seamlessly connecting indoor and outdoor living.

The kitchen is fitted with a range of modern base and eye-level units with worktop surfaces over, incorporating a built-in double oven, electric hob with extractor hood above, and space for a dishwasher. An understairs storage cupboard provides useful additional space.

A door from the kitchen leads through to the utility room, which offers further base and eye-level units along with space and plumbing for a washing machine. There is also a cupboard housing the boiler and an integral door providing access to the garage. Just off the utility room is a convenient downstairs cloakroom, fitted with a WC and corner wash hand basin.

FIRST FLOOR

The first-floor landing is bright and airy, featuring a large double-glazed window to the side that fills the space with natural light.

There are three well-proportioned bedrooms, two of which benefit from built-in wardrobes with hanging space, while the third includes a useful built-in cupboard with shelving, providing excellent storage throughout.

The family bathroom is both stylish and practical, fitted with a modern suite comprising a bath, separate shower cubicle, wash hand basin and WC. A wall-mounted heated towel rail completes the room, adding a touch of comfort and convenience.







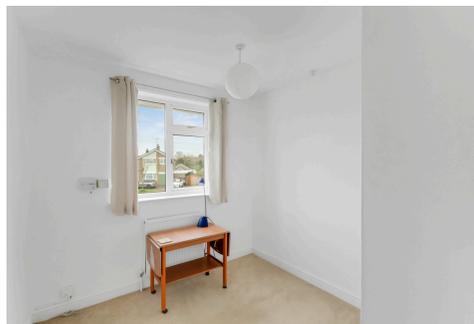
OUTSIDE SPACES

The front garden is predominantly laid to lawn, complemented by a gravelled area providing potential additional parking. A paved pathway leads to the front door and continues along the front of the property to the side, where gated access provides entry to the rear garden.

The driveway offers ample off-road parking and leads to the single garage.

To the rear, the garden features a generously sized paved patio area adjoining the extension and utility room, creating an ideal space for outdoor dining and entertaining. The remainder of the garden is laid to lawn with well-stocked borders adding colour and interest. There is also useful storage space to the side of the property, with convenient access to the front.

The single garage is fitted with an electric roller door, benefits from light, power and a water tap, and includes a personal door leading directly into the utility room.



LOCATION

Staverton is a small rural village located in West Northamptonshire. Despite its modest size, Staverton has a good range of local amenities to include The Countryman Pub serving a fantastic selection of food, the village hall and community groups. Staverton Village Hall is centrally located and forms a focal point for community life, hosting a variety of regular activities and parish council meetings. There is also a veterinary surgery and a garage on the outskirts of the village, as well as Mrs B's Coffee shop situated a short distance along the Badby Lane. Just under a mile from the village centre is Staverton Park Golf Club — an 18-hole mature parkland course with

driving range and PGA professional support, set around Staverton Park Hotel & Golf Club. The golf facilities are part of a larger country hotel venue offering leisure amenities such as pool, gym, and restaurant.

Staverton Church of England Primary School is a small, well-regarded primary school educating children aged 4-11 and plays an active role in the village community. It has strong links with the local parish church and is part of the Peterborough Diocese Education Trust. Larger primary and secondary school options are available in nearby Daventry.

Staverton lies about 2.3 miles west of Daventry, approximately 8 miles east of Southam and 15 miles east of Leamington Spa, and stands on the A425 road between Daventry and Leamington. The long-distance Jurassic Way footpath passes through the village. M1 Junction 18 – around 15 minutes' drive, M40 Junction 9 – around 20 minutes' drive, M6 – reachable via M1/M40 corridor routes.

The closest rail routes include Long Buckby (situated approximately 8 miles) on the West Coast Main Line (towards London Euston and Birmingham), Rugby or Banbury, both offering faster services and connections to central London.

LOCAL AUTHORITY

West Northamptonshire Council

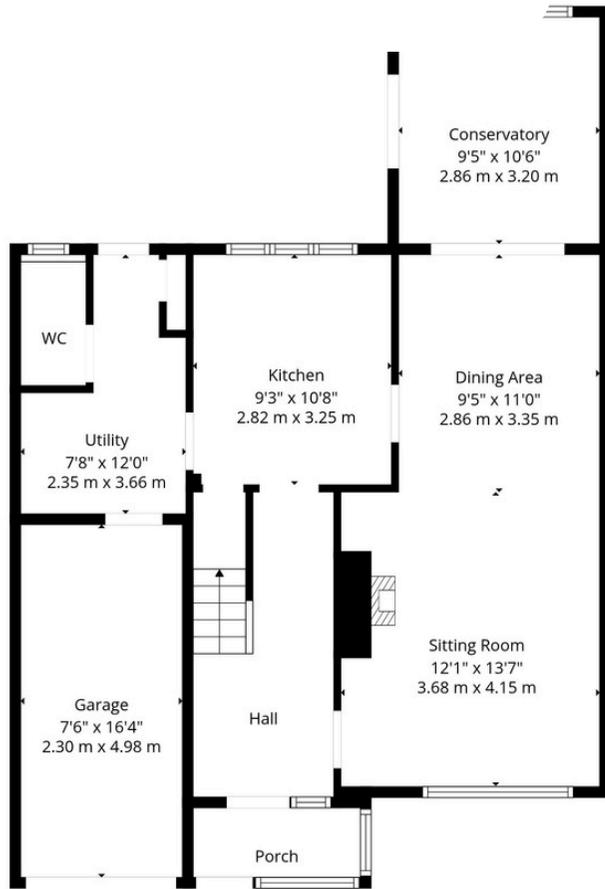
ENERGY PERFORMANCE

<https://find-energy-certificate.service.gov.uk/energy-certificate/9380-2232-6590-2595-0665>

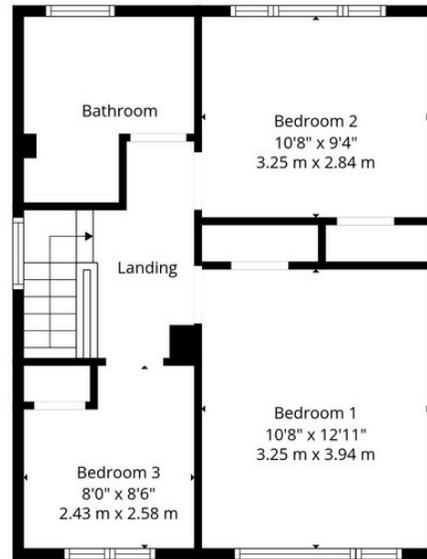
VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com





1st Floor



2nd Floor

TOTAL: 1071 sq. ft, 99 m2

1st floor: 604 sq. ft, 56 m2, 2nd floor: 467 sq. ft, 43 m2

EXCLUDED AREAS: GARAGE: 123 sq. ft, 11 m2, PORCH: 25 sq. ft, 2 m2, UTILITY: 66 sq. ft, 6 m2, WALLS: 105 sq. ft, 11 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



0777 301 7523

debbie.cox@exp.uk.com

debbiecox.exp.uk.com



DEBBIE COX
Your personal estate agent **exp** UK



Important Information

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. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/9380-2232-6590-2595-0665> or contact the agent for a copy in PDF format.

