



27, Ashby Road Braunston, Daventry, NN11 7HE

HOWKINS &
HARRISON

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Daventry, NN11 7HE

Guide Price: £375,000

A beautiful extended three-bedroom family home offering stylish living, a stunning vaulted sitting room with bi-fold doors and wood-burning stove, a modern fitted kitchen/breakfast room, cloakroom, and contemporary family bathroom. Enjoying attractive countryside views to the rear from the first floor, the property also benefits from a landscaped garden with multiple seating areas, workshop and lawned area together with extensive gated off-road parking suitable for several vehicles, caravans or motorhomes. An ideal home for those seeking modern living space both inside and out.

Features

- Beautifully refurbished and extended three-bedroom family home
- Village location with amenities within walking distance
- Stunning open plan living and dining space ideal for modern family life
- Vaulted sitting room with skylights and bi-fold doors to the garden
- Stylish cast-iron wood-burning stove creating a focal point to the living area
- Contemporary kitchen/breakfast room with integrated appliances
- Refitted family bathroom
- Countryside views to the rear across neighbouring rooftops from the first floor
- Landscaped rear garden with patio, decking, workshop and lawn area
- Extensive gated off-road parking suitable for multiple vehicles, caravans, and motorhomes



Location

The well-appointed village of Braunston sits on a hill above the A45 and at the historic junction of the Grand Union Canal and the Oxford Canal. The village offers a wide range of amenities, including several welcoming pubs (The Boathouse, The Admiral Nelson, The Old Plough, and The Wheatsheaf), a village shop with Post Office services, a fish and chip shop, hairdressers, a butchers, and a primary school.

At the heart of the village stands All Saints' Church, often called the "Cathedral of the Canals." Its striking spire is a well-known landmark, visible from both road and canal, and draws many visitors.

Nearby, Braunston Marina is a popular destination, renowned for its beauty and its vibrant boating community. It regularly hosts events, including the annual Braunston Historic Narrowboat Rally, attracting enthusiasts from across the country.

The village benefits from excellent transport links, with strong road connections via the A45 and convenient rail services from nearby towns. Sitting on the Northamptonshire/Warwickshire border, Braunston combines rural charm with accessibility, making it a highly sought-after location.



Ground Floor

The property is entered via a modern composite front door into a welcoming hallway featuring attractive oak and glass balustrading, laminate flooring, a radiator, useful under-stairs storage cupboard, and contemporary slatted doors leading to the principal ground-floor rooms.

To the front of the property is a stylish kitchen/breakfast room, fitted with a range of modern grey wall, base and deep drawer units complemented by wood-block work surfaces and matching upstands. Additional features include a stainless-steel sink with chrome mixer tap, integrated dishwasher, integrated fridge/freezer, space for a range cooker, laminate flooring, and a front-facing double-glazed window.

A useful cloakroom comprises a modern white suite with low-level WC, wall-mounted wash hand basin, laminate flooring, and an obscure double-glazed side window.

The heart of the home is the open plan living and dining area. The dining/family space enjoys excellent natural light from a side-facing double-glazed window and offers ample room for entertaining. A large square archway leads through to the stunning sitting area, featuring a vaulted ceiling with two skylights, bi-folding doors opening directly onto the rear garden, additional side window, and a stylish cast-iron wood-burning stove creating a warm focal point.



First Floor

To the first floor, the landing provides access to the loft space and all bedrooms via contemporary slatted doors.

The principal bedroom is positioned to the front of the property and benefits from a double-glazed window and radiator. Bedroom two enjoys attractive countryside views across the rooftops to the rear and includes a built-in wardrobe and storage cupboard. Bedroom three also overlooks the rear with similar countryside views.

Completing the accommodation is the family bathroom, featuring a modern three-piece white suite comprising a panelled bath with chrome mixer taps and Mira twin-head shower over, wash hand basin with vanity drawers beneath, low-level WC, heated towel rail, and attractive tiling to the walls and floor.

Outside

Externally, the landscaped rear garden is a particular feature of the property. Enclosed by timber fencing, it offers a paved patio adjoining the house, a lawn with well-stocked borders planted with shrubs, flowers and climbing plants, and a further decked seating area perfectly positioned to enjoy views back towards the property. Additional benefits include a large timber workshop/shed, graveled area, outside tap, and a brick-built storage shed.

Double timber gates provide vehicular access into the rear garden, offering extensive off-road parking suitable for several vehicles, including caravans and motorhomes. To the front, the property enjoys a generous lawned frontage and driveway leading to the gated rear parking area.



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 – B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

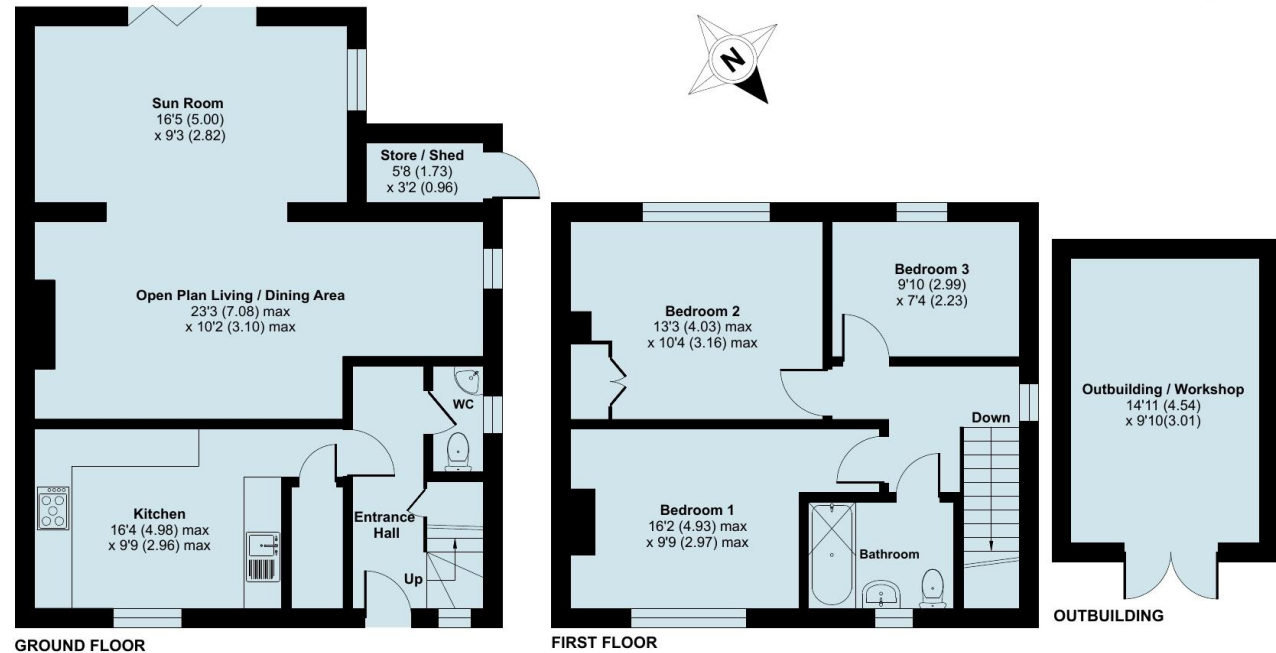
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Approximate Area = 1122 sq ft / 104.2 sq m

Outbuilding = 166 sq ft / 15.4 sq m

Total = 1288 sq ft / 119.6 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). © ncthemom 2026. Produced for Howkins & Harrison. REF: 1467716

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