



White House, Main Street, Badby, Northamptonshire, NN11 3AN

HOWKINS &
HARRISON

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Guide Price: £475,000

Nestled in the heart of the sought-after village of Badby, *The White House* is a beautifully presented and substantial four-bedroom detached cottage dating back to the 18th century. This characterful home offers spacious and flexible living across three floors, boasting a variety of welcoming reception rooms, a fitted kitchen with pantry, four generously sized bedrooms including an en-suite, and a well-appointed family bathroom. Outside, the property offers a private courtyard garden—an easily maintained and practical space that's ideal for relaxing, outdoor dining, or entertaining in a quiet village setting.

Features

- Detached 18th century cottage
- Four bedrooms with en-suite
- Living accommodation spread over three floors
- Family bathroom and ground floor cloakroom
- Two reception rooms
- Fitted kitchen and pantry
- Low maintenance courtyard garden
- Beautiful village location
- Close to local amenities and road links



Location

Badby Village is situated near the source of the River Nene and at the start of The Nene and Knightley Ways with many cycle rides within easy reach and countryside walks making it a perfect home for dog owners. The nearby Badby Woods are famous for their bluebells in spring, which is private land and part of the Fawsley Estate, but is open to all visitors to enjoy its natural beauty. It is a protected wildlife area and stretches from Badby to Fawsley. Badby village has a community primary school taking children up to the age of 11 as well St Marys The Virgin, Badby Parish Church.

The local rail stations are Long Buckby, Rugby and Banbury and services reach London, Birmingham and the rest of the country. It is a well-served village with an excellent public house, serving food and activities that range from film, music, and photography societies, art group, Pilates and Zumba classes, WI, drama, theatre, walking, bridge club, Tai Chi, history club, church bell ringing and Tea.

Ground Floor

The property opens via a wooden door with glass panels into a spacious reception dining room, finished with flagstone flooring and featuring an open fireplace. Stairs lead to the first floor, and there's rear access through a UPVC door. Off the dining room is the comfortable sitting room, with a standout open fireplace featuring a herringbone brick surround and brick mantel, complete with a multi-fuel cast iron burner. A stable door provides direct access to the courtyard garden, adding plenty of character.

The fitted kitchen includes a good range of base and wall units with solid beech worktops, a ceramic Belfast sink, five-ring gas stove, integrated dishwasher, and plumbing for a washing machine. There's also space for a freestanding fridge/freezer. A handy pantry offers extra storage, and a ground floor WC and additional rear/side door complete this level.

First Floor

The first-floor landing provides access to all main rooms via a bright and spacious hallway, enhanced by skylights and offering useful storage space, along with stairs leading to the top floor. There are three well-proportioned double bedrooms, with built-in wardrobes in bedrooms one and two. The family bathroom includes a freestanding roll-top bath, WC, and wash basin.





Second Floor

The top floor features a characterful hallway with exposed beams leading to a generously sized bedroom, complete with its own private shower room. The en-suite includes a standing shower cubicle, WC, wash basin, and a Velux skylight that brings in plenty of natural light.

Outside

Nestled to the side of the property is a charming and secluded courtyard garden, thoughtfully designed for low maintenance. Finished with artificial lawn and a paved patio area, it perfectly complements the character of the cottage.

A delightful feature is the original bread oven, adding a touch of historic charm. The garden is fully enclosed by a traditional stone wall and privacy fencing, offering a peaceful and private outdoor setting.

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

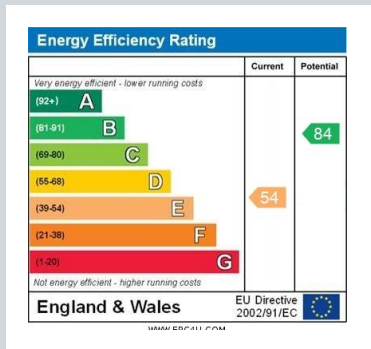
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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



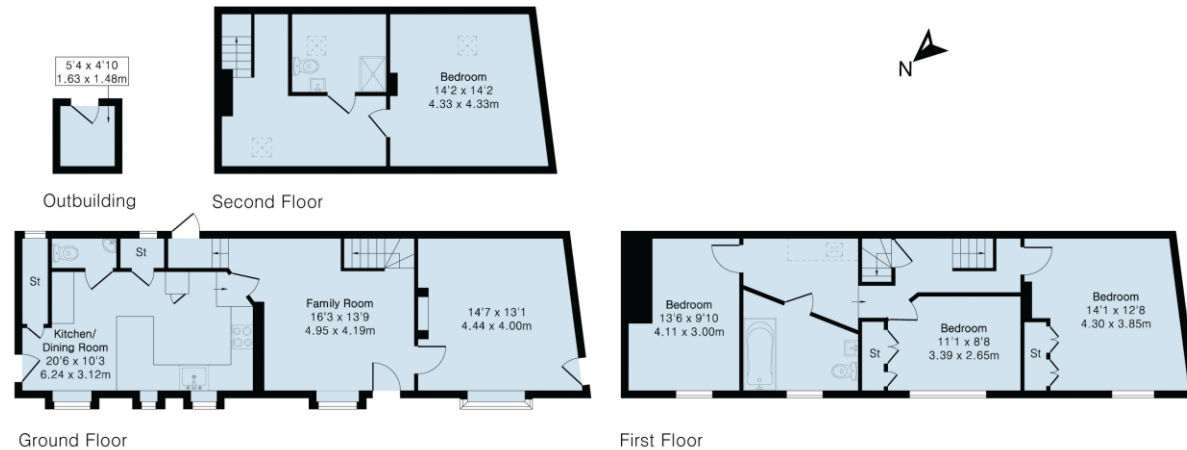
Approximate Gross Internal Area 1713 sq ft - 159 sq m (Excluding Outbuilding)

Ground Floor Area 675 sq ft - 63 sq m

First Floor Area 659 sq ft - 61 sq m

Second Floor Area 379 sq ft - 35 sq m

Outbuilding Area 26 sq ft - 2 sq m



Howkins & Harrison

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