



Stepping Stones, Stubbs Road, Everdon, Northamptonshire, NN11 3BN

HOWKINS &  
HARRISON

# Stepping Stones, Stubbs Road, Everdon, Northamptonshire, NN11 3BN

Guide Price: £375,000

A charming, detached bungalow set on a desirable plot in the heart of the sought-after village of Everdon. This delightful home offers generous garden space, a private driveway with off-road parking for multiple vehicles, and a garage. Inside, the property features two well-proportioned bedrooms, a bright lounge overlooking the garden, a fitted kitchen with an adjoining large boot room/utility, and a family bathroom. Offering comfort, privacy, and village charm, this lovely bungalow is an excellent opportunity for those seeking peaceful countryside living.

## Features

- Detached bungalow
- Village location
- Driveway with off-road parking for multiple vehicles
- Generous garden space
- Two bedrooms
- Fitted kitchen with adjoining boot room/utility
- Family bathroom
- Lounge overlooking the garden
- Garage and store sheds
- EPC Rating - E



## 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.

## Agents Note

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



## Accommodation

Entering through the front door, you're welcomed into a practical entrance hallway with built-in storage, leading to all main rooms. The property features two well-proportioned double bedrooms and a spacious sitting room with a characterful stone fireplace and French UPVC doors open onto the rear garden. The fitted kitchen offers a good range of base and wall units, ample work surfaces, and space for appliances. An adjoining boot room provides useful extra storage or utility space, with doors to both the front and rear. Completing the layout is a family bathroom with a shower over the bath, WC, and wash basin.

## Outside

The bungalow is approached via a spacious gravel driveway, providing ample parking for several vehicles, complemented by a large detached single garage and handy storage sheds to one side. Gated side access on both flanks of the property leads to the rear garden.

At the heart of this charming plot lies a well-maintained garden, predominantly laid to lawn and adorned with established shrubs and plants, while a paved patio traces the boundary of the home. Enclosed by mature hedging and stylish fence panels, the garden offers both privacy and adequate outdoor space.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](tel:01327-316880).

## Fixtures and Fittings

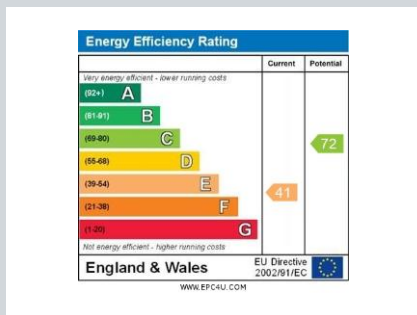
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 - C



## Howkins & Harrison

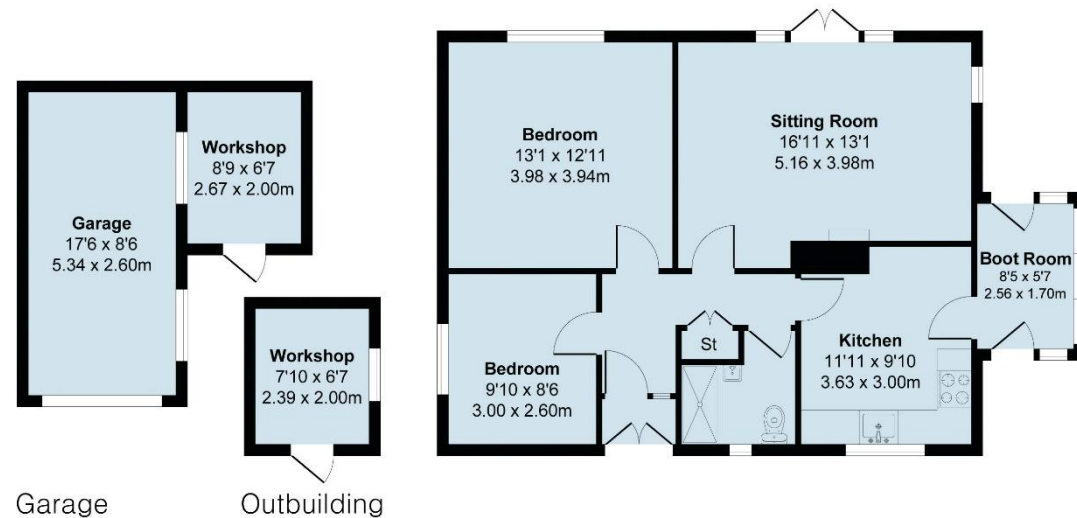
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## Approximate Gross Internal Area 751 sq ft - 70 sq m (Excluding Garage & Outbuilding)

Garage Area 213 sq ft – 20 sq m

Outbuilding Area 51 sq ft – 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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