



## 82 Edgehill Drive, Daventry, NN11 0WG

**Guide Price £499,000**

A beautifully presented and generously proportioned five-bedroom detached family home, arranged over three floors and offering spacious, versatile accommodation throughout. The property combines modern family living with attractive gardens and enjoys lovely views over green space to the front. Highlights include a functional kitchen/dining room with separate island and breakfast bar, impressive media wall in the sitting room, two en-suite bedrooms, a principal bedroom with built-in wardrobes, and a double garage currently utilised as a gym. The front of the property is particularly attractive, featuring established wisteria adding charm and kerb appeal.

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## LOCATION

The area known as Lang Farm was built on the outskirts of the market town of Daventry. Lang Farm is situated about a mile and a half north of the town centre, close to the open country side and with easy access to local walks, The Grand Union Canal and Drayton Reservoir where you will find a well established sailing club. Just a short walk away, is a small shopping area offering a Chemist, Super Market, Dentist, Doctors, Public House and Daventry Country Park.

## GROUND FLOOR

Entrance via double glazed door into a spacious hallway with stairs rising to the first floor, radiator, LVT flooring, built-in under-stair storage cupboard and panel doors leading to the connecting rooms. The study has a UPVC double glazed window to the rear, radiator, wall-mounted cupboards and LVT flooring. The cloakroom has an obscure UPVC double glazed window to the rear and comprises a two-piece white suite including low-level WC and pedestal wash hand basin, with tiled splashback, LVT flooring and radiator.

The kitchen/dining room is a superb family space with UPVC double glazed windows to the front, side and rear, all with fitted shutter blinds, three radiators and tiled flooring. The kitchen is fitted with a range of wall, base and drawer units, built-in plate rack, rolltop work surfaces and a 1½ bowl sink with chrome mixer tap. There is plumbing for a washing machine and dishwasher, built-in eye-level oven and grill, space for an American-style fridge freezer and tiled splashbacks. A UPVC double glazed door with fitted blind within the glass provides access to the side. A separate central island incorporates fitted base units, a four-ring gas hob with extractor canopy over and an overhang creating a useful breakfast bar. The kitchen also benefits from recessed spotlighting, access to loft space and a cupboard housing the Ideal Classic gas boiler.

The sitting room is a welcoming and stylish reception room with UPVC double glazed window to the front and UPVC double glazed French doors with windows either side opening onto the rear garden. The doors feature fitted blinds within the glass, together with a further fitted shutter blind. There is LVT flooring, two radiators and an impressive feature media wall extending across much of the room, incorporating a remote-controlled fire with changeable mood lighting and display shelving.

## FIRST FLOOR

The first floor features a spacious gallery landing with UPVC double glazed window to the front, radiator and attractive views over the surrounding green space. There is also a built-in airing cupboard housing the Megaflo pressurised hot water cylinder, with doors leading to the bedrooms and family bathroom.

The principal bedroom has UPVC double glazed windows to the front and side with fitted shutter blinds, radiator, built-in his and hers wardrobes, decorative wall panelling and a door leading to the en-suite. The en-suite has an obscure double glazed window to the side with fitted shutter blind and comprises a three-piece suite including low-level WC, pedestal wash hand basin and double shower cubicle, with tiled splashback, radiator, recessed spotlights and

extractor fan.

Bedroom two has a UPVC double glazed window to the front with fitted shutter blind, radiator and built-in double wardrobe, while bedroom three has a UPVC double glazed window to the rear, fitted wardrobe and radiator. The family bathroom features an obscure UPVC double glazed window to the rear and a four-piece white suite comprising low-level WC, pedestal wash hand basin, panel bath and separate double shower cubicle. There are tiled splashback areas, radiator, extractor fan and recessed spotlighting.

## SECOND FLOOR

From the first-floor landing, stairs rise to the second-floor landing, which has a built-in storage cupboard and panel doors leading to bedrooms four and five. Bedroom four has a UPVC double glazed window to the front with fitted shutter blind and a further Velux window to the rear, two radiators, built-in his and hers wardrobes and a door leading to the en-suite. The en-suite has an obscure UPVC double glazed window to the front with fitted shutter blind and comprises a three-piece white suite including low-level WC, pedestal wash hand basin and shower cubicle, with tiled splashback, radiator, recessed spotlights and extractor fan.

Bedroom five has a UPVC double glazed window to the front with fitted shutter blind and further Velux window to the rear, laminate flooring, two radiators and access to loft space.

## OUTSIDE

Outside, the west-facing rear garden offers a good degree of privacy and is fully enclosed by timber panel fencing and part brick wall. There is pedestrian access to the garage, together with further access via a timber gate to the rear driveway and front of the property. An attractive paved patio runs adjacent to the property, with a decked area to one side extending towards the rear. Part of the patio is covered by a pergola, providing an excellent outdoor entertaining space, with a tiled corner work surface and built-in BraaiMan barbecue.

The garden also benefits from a timber-built summer house, currently utilised as a playroom, with two windows and double-opening doors. The double garage has twin up-and-over doors and a pitched roof which has been boarded to provide useful additional storage. Power and lighting are connected, and the garage is currently utilised as a gym.

To the front, the property enjoys an attractive approach with established wisteria providing a charming feature to the frontage, alongside the landscaped garden and views over the green space beyond.

## AGENTS NOTES

### LOCAL AUTHORITY

West Northamptonshire Council  
Angel Street  
Northampton  
Tel:0300-126700

Council Tax Band - E



**VIEWING**

Strictly by prior appointment via the agents Howkins & Harrison. Contact 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.

**FLOORPLAN**

Howkins and Harrison provide these plans for reference only - they are not to scale.

**IMPORTANT NOTICE**

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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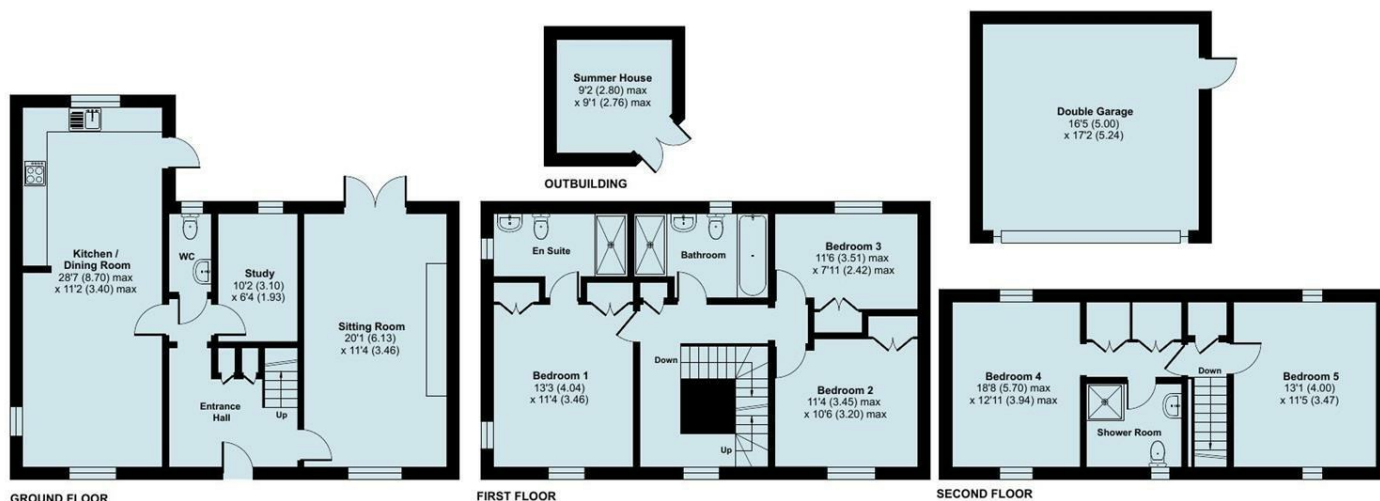
Approximate Area = 1891 sq ft / 175.6 sq m

Garage = 282 sq ft / 26.1 sq m

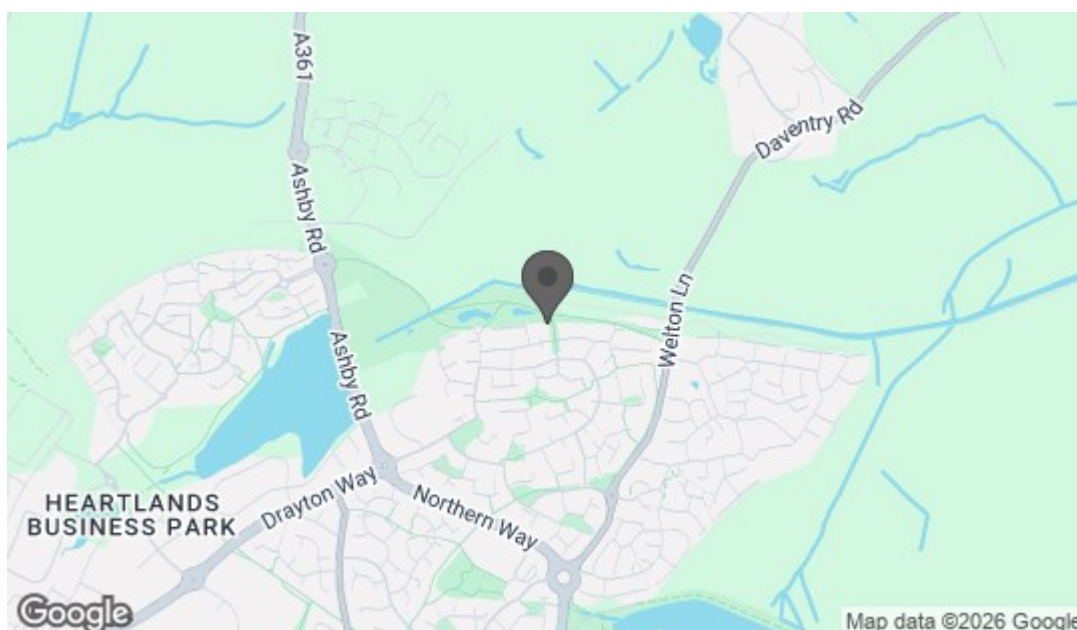
Outbuilding = 78 sq ft / 7.2 sq m

Total = 2251 sq ft / 209 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). © nchecom 2026. Produced for Howkins & Harrison. REF: 1504074



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 81        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 71      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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