



4 Battle Avenue, Monksmoor, Daventry, Northamptonshire, NN11 2NX

HOWKINS &  
HARRISON

4 Battle Avenue, Monksmoor,  
Daventry, Northamptonshire,  
NN11 2NX

Guide Price: £435,000

Situated on the popular Monksmoor development, this attractive family home offers oak flooring throughout most of the ground floor, a bright lounge with French doors, second reception room and a spacious kitchen-diner with integrated appliances. Upstairs, there are four bedrooms, including two en-suites, plus a family bathroom. The property also benefits from off-road parking, a single garage with EV charging and a generous rear garden and with country paths leading to Daventry Country Park.

#### Features

- Four bedroom detached property
- Family bathroom and two en-suite bedrooms
- Air source heating and solar panels
- Large kitchen/dining living space
- Garage and off-road parking for two vehicles
- Two reception rooms
- Office
- Downstairs cloakroom
- EV charging point
- EPC Rating - B



## Location

Discover Monksmoor Park, a vibrant new garden-inspired community on the edge of Daventry, Northamptonshire. Perfectly positioned within walking distance of the town centre, local markets and leisure facilities, residents also enjoy over 25 acres of landscaped green space, nature trails and direct access to the Grand Union Canal. Everyday essentials are close at hand, with a new primary school, village green, shops, healthcare and Ashby Fields retail centre all nearby. Excellent road and rail links via the M1 and Long Buckby station make commuting to London, Birmingham or beyond simple and convenient.

Homes here combine modern design with countryside charm. From stylish apartments to spacious family houses, properties feature open-plan layouts, energy-efficient ratings, landscaped gardens and contemporary finishes. With community initiatives, play areas, wildflower meadows and Daventry Country Park on your doorstep, Monksmoor Park offers the best of both worlds, modern living in a well-connected location, surrounded by nature.



## Ground Floor

The property is entered via a welcoming central hallway, finished with oak engineered flooring that continues throughout the majority of the ground floor. Doors lead from the hall to all principal rooms, including a bright and airy lounge featuring French doors that open directly onto the garden. To the front of the property is a second reception room/snug, providing ideal additional living space for families.

To the rear, the impressive kitchen-dining room is fitted with oak base and eye-level units and complemented by a peninsula island with breakfast bar, offering both formal dining and casual seating areas. The kitchen benefits from a range of integrated appliances, including a double oven, fridge-freezer, dishwasher, washing machine, and gas hob. This light-filled space also enjoys French doors opening onto the garden, enhancing the sense of indoor-outdoor living.

The ground floor further comprises a study, a cloakroom and two useful storage cupboards.



## First Floor

Stairs rise from the hallway to a spacious first-floor landing. The generous principal bedroom suite benefits from a dressing area with fitted wardrobes and a large en-suite shower room, featuring a walk-in shower, a white basin with storage beneath, and a WC.

There is a further well-proportioned double bedroom with its own en-suite, a third double bedroom, and a large single bedroom currently used as a home office. The family bathroom is fitted with a bath with shower over, a basin, WC, and a heated towel rail.

## Outside

To the front of the property is an attractive picket fence with gated access to the pale blue front door. Adjacent to the house is off-road parking for two vehicles together with an EV charging point, along with a single garage featuring matching pale blue wooden doors. A side gate provides access to the good-sized rear garden, which is mainly laid to lawn and complemented by a substantial shed, along with a variety of trees, shrubs, and established planting.

## 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. Contact Tel: 01327 316880.

## Fixtures and Fittings

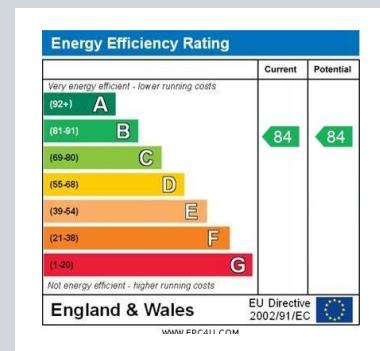
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

## Local Authority

West Northamptonshire Council Tel: 0300-126700  
Council Tax Band – E



## Howkins & Harrison

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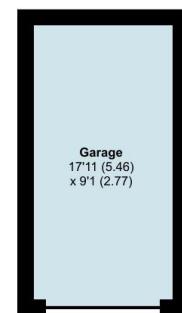
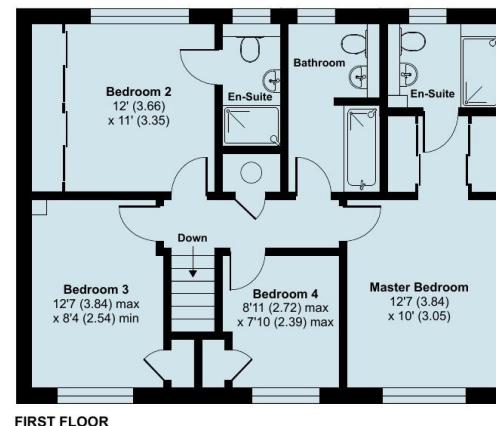
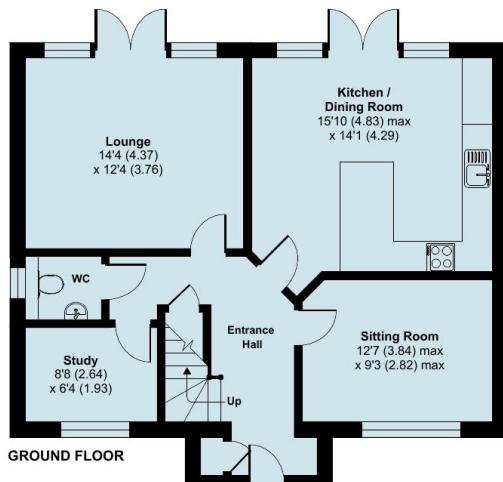
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Approximate Area = 1487 sq ft / 138.1 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1652 sq ft / 153.4 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). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1395148

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