



96 Abbotsbury Drive, Monksmoor, Daventry, Northamptonshire, NN11 2PB

HOWKINS &  
HARRISON

96 Abbotsbury Drive, Daventry,  
Monksmoor, Northamptonshire,  
NN11 2PB

Guide Price: £439,000

A beautifully presented four-bedroom detached property built by Crest Nicholson Homes on the outskirts of Welton village. The property offers spacious and bright living upgraded to a high specification throughout, with a single garage and an enclosed rear garden occupying an enviable corner plot. A great opportunity for families looking for a well-designed home with space and light in one of the most desirable areas in West Northamptonshire.

The local town of Daventry is within easy reach offering a range of independent local whole food outlets and bread shops, twice weekly high-street market, bookshops, craft beer and an emerging live music scene as well as open-water swimming, cycling, running, rugby and athletics clubs.



## Features

- Principal bedroom with en-suite
- Amtico flooring to the ground floor
- Dual aspect sitting room
- Kitchen breakfast room
- Landscaped rear garden
- Entrance hall with vaulted ceiling
- Garage and off-road parking
- High specification
- Contemporary finish throughout
- EPC Rating - B

## Agents Note

The property is subject to a £300 annual ground rent.

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



## Location

Located within the picturesque county of Northamptonshire between Welton Village and Daventry, with a new primary school, village pond and several play areas, it provides easy access to excellent transport links north, south, east and west as well as a vibrant business, commercial, sporting, music and social scene.

London and Birmingham are under 1 hour away by train from Rugby and Long Buckby both with ample carparking and a seat guaranteed! With a choice of the A5, M1 and M40 there is easy road access to all the main midlands towns with interest for everyone - the town of Rugby famous for its private school; the Spa town of Leamington Spa with a vibrant independent retail, food and music scene; Coventry Cathedral and University; historic Warwick with its fabulous 1600s high street, castle and university; Silverstone the home of motor sport; Banbury and the famous Banbury Cross. Althorp House the historical home of and memorial to the late Princess Diana are close by as well as the commercial County town of Northampton. The Fosse Way, the old Roman Road provides easy access to the heart of the Cotswolds.

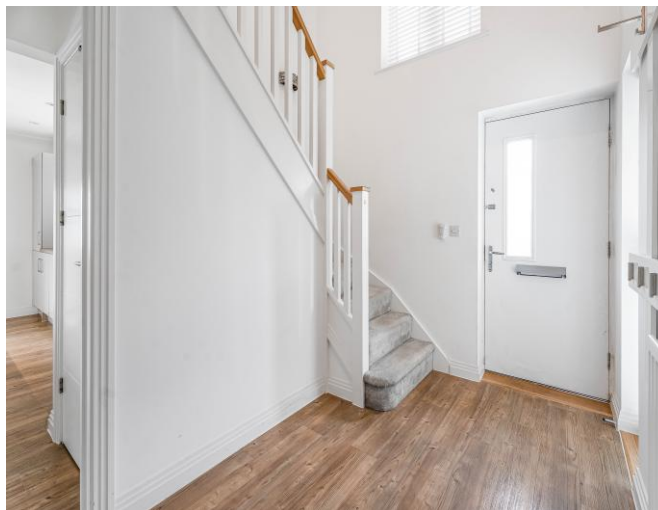
There are numerous farm shops selling locally grown and reared produce and of course quintessential villages and pubs to entice you in after a long country walk for an evening drink or meal - including the famous Olde Coach House Inn in Ashby St Ledgers, where the gun powder plot was plotted and the vibrant community-owned Plough Inn in Everdon village with its own sommelier, fine dining, 11<sup>th</sup> century church and annual village fete! Weedon boasts the Napoleonic Museum and Munitions Warehouse now a thriving centre for lovers of a chilled craft beers and music scene, artisanal coffee, indoor activities and vintage car/bike restoration and clubs.

## Ground Floor

Enter into an impressive entrance hall with vaulted ceiling and attractive Amtico flooring which extends throughout the ground floor. Stairs rise to the first floor and feature a galleried landing with picture window affording lots of natural light to both the ground and first floor. The living room has been thoughtfully designed and features dual aspect windows one of which is a bay overlooking the side aspect.

The kitchen/breakfast room can be accessed via a study area to the side of the living room and from the hall and is fitted with a variety of high gloss wall and base kitchen cabinets with wood effect work surface over. There is an island unit with breakfast bar and high gloss cabinets which include pan drawers and cutlery drawers. Integrated appliances include Bosch gas hob, extractor fan, electric oven, microwave and grill, dishwasher and fridge/freezer.

Patio doors with glazed panels either side provide access to the rear garden and further doors lead to the utility room fitted with further high gloss base units and provide space and plumbing for a washing machine and to the hall where there is a useful understairs storage cupboard and where the cloakroom is accessed.





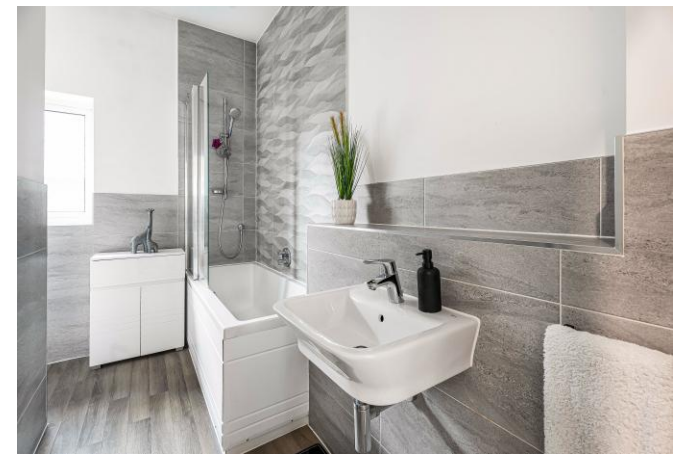
## First Floor

From the impressive galleried landing, doors lead to four well-appointed bedrooms and the family bathroom. The landing itself enjoys an abundance of natural light from the large picture window, creating an inviting and airy ambience that complements the home's elegant design.

The principal bedroom suite is a beautifully proportioned space featuring sliding mirrored wardrobes and a large picture window, enhancing the sense of light and openness. The en-suite shower room is finished to a contemporary standard, comprising a chrome and glass shower enclosure, wash hand basin, WC, and a chrome heated towel ladder.

The family bathroom is equally well presented, fitted with quality fixtures and stylish tiling. It includes a panelled bath with chrome and glass shower screen and shower over, along with tiling to the splash back areas, WC, wash hand basin, and a chrome heated towel ladder.

There are three further bedrooms, offering excellent flexibility for family living one of which is currently arranged as a dressing room.





## Outside

The property is approached via a central paved pathway leading to the front door with a well-maintained lawn creating an inviting and attractive frontage and enclosed by wrought iron fencing. To the side, a block-paved driveway provides convenient off-road parking and access to the single garage.

The rear garden is a particular highlight, offering a private and secure outdoor space enclosed by an attractive brick wall and fencing. Recently landscaped, it features a paved patio extending across the rear of the house, bordered with pebble and sleeper edging, and a lawned area providing an ideal setting for outdoor entertaining, relaxation, or family activities.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on 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.

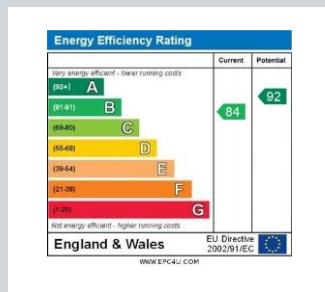
## Services

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:0300-126700

Council Tax Band—D



## Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

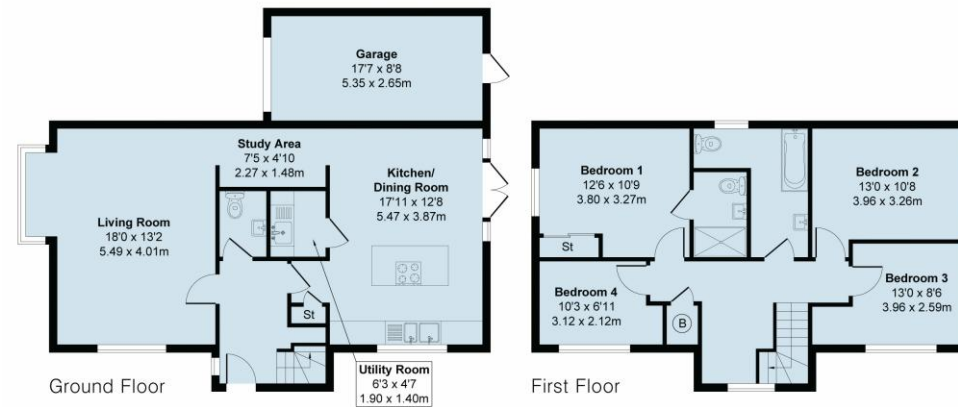
Telephone 01327 316880  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

## Approximate Gross Internal Area 1344 sq ft - 125 sq m (Excluding Garage)

Ground Floor Area 681 sq ft – 63 sq m

First Floor Area 663 sq ft – 62 sq m

Garage Area 153 sq ft – 14 sq m



PINK PLAN

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.



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.