



Farthings, Badby Road West, Daventry, Northamptonshire, NN11 4HJ

HOWKINS &  
HARRISON

Farthings,  
Badby Road West, Daventry,  
Northamptonshire, NN11 4HJ

Guide Price: £539,000

A beautifully presented detached family home, finished to an exceptional standard and enhanced by the current owners, offering spacious and well-proportioned accommodation ideal for modern or multi-generational living.

Set well back from the road on a generous plot, the property features an extensive driveway and a beautifully maintained rear garden, providing ample outdoor space. Internally, the flexible layout caters to a variety of lifestyle needs, while its convenient location just 0.5 miles from the Town Centre ensures easy access to a wide range of local amenities and excellent transport links.



## Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.

## Features

- Detached family home
- Four good sized bedrooms
- Family bathroom and additional ground floor bathroom
- Fitted kitchen
- Spacious sitting room
- Separate dining room and snug
- Large drive for multiple vehicles
- Suitable for multi-generational living
- Close proximity to town centre and local amenities
- EPC Rating - E



## Ground Floor

The property is approached via a composite UPVC door leading into an inviting entrance hall, laid with decorative tiles and providing access to all principal rooms. A solid oak staircase rises to the first-floor accommodation. The ground floor also features a fourth bedroom, alongside a neighbouring bathroom fitted with a shower over the bath, WC and wash basin.

The open-plan living area is bright and spacious, with a sitting room featuring a vaulted ceiling and skylights that allow natural light to fill the space. The room is centered around an entertainment panel with a built-in electric fire and sliding doors on either side open onto the garden, offering a seamless connection with the outdoors. Bespoke folding doors provide flexible access to the separate dining room, which includes hand-crafted cabinets fitted into the alcoves complete with a multi-fuel burning stove and continues through to a study/snug.

The kitchen is well-appointed and light, with a roof lantern above. It features high-gloss cabinets and work surfaces, including a stainless-steel butler sink, a gas hob with extractor and integrated appliances such as an oven, grill, microwave, fridge-freezer, and dishwasher. An adjoining utility space with matching cabinetry provides plumbing for a washing machine and dryer.

## First Floor

There are three good-sized bedrooms and family bathroom with standing shower cubicle, WC and wash basin.



## Outside

Positioned well back from the road, the property boasts a spacious gravel driveway, providing ample parking for multiple vehicles and complete with EV charging facilities. The driveway is beautifully enclosed by a combination of brick wall and fence panels, ensuring both privacy and curb appeal.

The rear, south-facing garden, features a slate-paved seating area that steps up to a predominantly lawned space, bordered by well-established planted borders. An additional paved seating area is perfectly placed beneath a charming timber-framed pavilion, ideal for relaxing or entertaining.

At the far end of the garden, a versatile gravelled area with raised plant beds offers endless possibilities, such as a children's play area, additional storage, greenhouse space, or even productive vegetable patches.

## 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

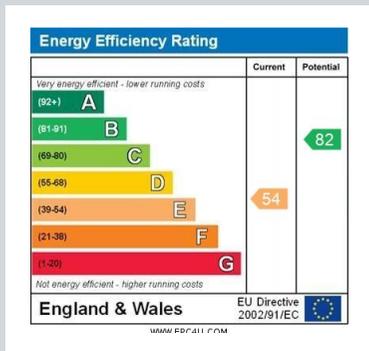
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – C



## Howkins & Harrison

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## Approximate Gross Internal Area 1398 sq ft - 130 sq m

Ground Floor Area 999 sq ft – 93 sq m

First Floor Area 399 sq ft – 37 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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