



New House, Badby Lane, Staverton, Northamptonshire, NN11 6DE

HOWKINS &
HARRISON

New House, Badby Lane, Staverton, Northamptonshire, NN11 6DE

Guide Price: £795,000

A substantial contemporary styled home, including separate annexe, situated along a country lane with stunning far reaching views over the countryside to the front. The property has been the subject of a major remodelling and extension programme and now extends in total to almost 4,500 sqft of accommodation.

The stylish interior has been designed to take advantage of the views with large picture windows to both floors. The ground floor includes superb open plan living together with a ground floor bedroom/family room with en-suite wet room. Upstairs are four spacious double bedrooms, two of which with en-suites. The garage block itself extends to over 1,000 sqft and lends itself to both vehicular storage, with plenty of space to divide for alternative uses. The equally stylish annexe accommodation is separated from the main house by a courtyard and features open plan living and a double bedroom with en-suite. To the front is ample parking and turning. An electric gate to one side leads to further parking and pretty enclosed gardens with plenty of space for alfresco dining and entertaining.



Features

- Extended, remodelled detached house
- Four double bedrooms; four bathrooms
- Open plan sitting/dining room/kitchen
- Family room/fifth bedroom
- Self-contained one bedroom annexe with solar panels
- Air source heating including underfloor heating to house
- Garage for four cars, electric gated parking
- Enclosed terraces perfect for entertaining and dining
- Far reaching countryside views
- Sought after village location
- Energy Rating- House – C
- Energy Rating- Annexe - C



Location

The highly regarded village of Staverton is situated about two miles west of the market town of Daventry on the A425, sixteen miles from Royal Leamington Spa and very close to the Warwickshire County border. This charming village is a conservation area and special landscape area surrounded by unspoilt rural countryside. There is a well-regarded primary school within the village together with Parish Church, playing field, village hall, the Countryman public house/restaurant, thriving village hall and golf course/country club with gym and swimming pool. Road communications are excellent with easy access to the M1, M6 and M40 motorways. London Euston can be reached in under an hour from Rugby and Northampton and Marylebone from Banbury.

Ground Floor

The entrance porch is accessed via full height glazed doors. This in turn leads into the superb open plan sitting/dining area with oak staircase rising to the first floor. This area as with much of the property features full height windows overlooking the front with views over the countryside. This in turn leads into the kitchen/breakfast area which features a range of contemporary styled cabinets and work surface including island unit and breakfast bar. There is also a spacious family room/bedroom five with en-suite wet room.

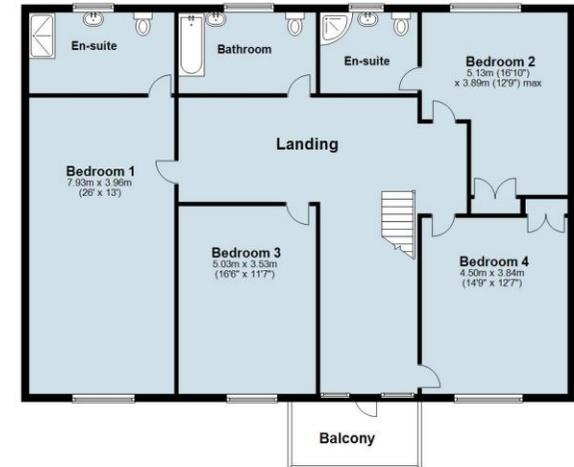
First Floor

A very spacious and light landing has doors to all bedrooms and also features a glazed door which leads out onto a balcony with wrought iron railings. There are four double bedrooms, two with en-suite, together with a family bathroom.

Ground Floor



First Floor





Annexe

The annexe is separated from the main house via a courtyard. This also benefits from picture windows and full height glazed doors and open plan accommodation with ample space for both sitting and dining and a fitted kitchen area with ample storage. There is a double bedroom with en-suite. In addition to air source heating, the annexe also benefits from solar panels.

Outside

To the front is ample parking and turning for numerous vehicles with access to the garage. There is a raised lawn area and to one side a raised area. Electric gates lead to further parking and hardstanding. The rear of the property provides enclosed terraces with ample opportunity for alfresco dining and entertaining.

The garaging measures almost 50' x 23'7 and has electric up and over doors, power and lighting and personal door to the side. This space would be suitable for partial separation to create additional use such as work from home offices or gymnasium.

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.

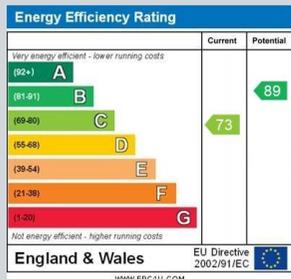
Services

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.

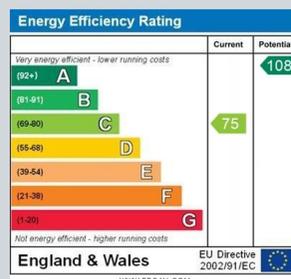
Local Authority

West Northamptonshire Council Tel:0300126700

Council Tax Band – G



House



Annexe



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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.

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.