



1, Cheriton Close Daventry, Northamptonshire, NN11 0GD

HOWKINS &
HARRISON

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Guide Price: £385,000

A well-presented and deceptively spacious four-bedroom semi-detached family home, offering versatile accommodation arranged over two floors. The property benefits from a ground floor double bedroom with en-suite, three further bedrooms to the first floor, two en-suite facilities, a modern family bathroom, generous living room, contemporary kitchen/dining area and versatile UPVC double glazed garden room. Externally, there is a generous driveway providing parking for two cars, side access and an enclosed rear garden with artificial lawn, patio areas and a substantial timber-built garden room/summerhouse.

Features

- Four-bedroom detached family home
- Spacious living room with UPVC double glazed bay window
- Modern fitted kitchen/dining area with breakfast bar
- Ground floor double bedroom with en-suite
- Two en-suite facilities
- Three further first-floor bedrooms
- Versatile UPVC double glazed garden room/conservatory
- Substantial timber-built garden room/summerhouse
- Generous artificial lawn and paved patio areas
- Tarmacked driveway with block paved borders providing parking for two cars



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 countryside 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.

Daventry town centre is readily accessible by road, providing access to a range of shops, supermarkets, restaurants, leisure facilities and public services. The wider location also benefits from its position within Northamptonshire, with good road connections towards the A45 and M1, making the area suitable for commuters travelling towards Northampton, Rugby, Coventry and other surrounding towns.

The nearest railway station is Long Buckby, approximately 5 km away, providing rail connections towards Birmingham and London.



Ground Floor

Entrance to the property is via a white composite door with decorative diamond-shaped glazed panels, opening into a welcoming hallway. The hallway has stairs rising to the first floor and doors leading to the adjoining rooms.

The living room is situated to the right of the hallway and benefits from a UPVC double glazed bay window to the front with radiator beneath, a further radiator to the far wall, decorative wall paneling and a square archway leading through to the kitchen/dining area.

The kitchen/dining area features a UPVC double glazed window overlooking the rear garden and a modern fitted kitchen comprising a range of wall, base, drawer and tall units. Integrated appliances include an eye-level oven and microwave, with a built-in fridge/freezer, dishwasher and washing machine neatly concealed within the cabinetry. There is also a five-ring gas hob with extractor over, one-and-a-half bowl sink and drainer, modern tiling to the splash back areas and a large breakfast bar with additional storage, matching the kitchen units. UPVC double glazed French doors lead through to the garden room. The garden room is a UPVC double glazed conservatory with a quarter-height brick wall and UPVC double glazed windows above. UPVC double glazed French doors provide access to the side patio. Currently utilised as a gym/storage area, this is a particularly versatile space which could comfortably accommodate a dining table or seating furniture.

Also accessed from the hallway is the ground floor double bedroom, which has been converted from the former garage. The bedroom benefits from a UPVC double glazed window to the front with radiator beneath, together with a UPVC double glazed door providing side access towards the rear of the property. The room also benefits from an en-suite shower room comprising a two-piece white suite with low-level WC incorporating an integrated wash hand basin, shower cubicle with electric shower and fully tiled walls with large modern tiles.



First Floor

The first-floor landing provides access to three further bedrooms and the family bathroom.

The principal bedroom benefits from a UPVC double glazed window to the front, slate-effect tiled flooring and a door leading to the en-suite bathroom. The en-suite features an obscure UPVC double glazed window to the front, three-piece white suite comprising low-level WC, corner wash hand basin with cupboard beneath and shower cubicle with electric shower. The room is finished with tiled flooring and tiled splashback areas.

Bedroom three is another generously proportioned double bedroom with UPVC double glazed windows to both the front and rear, radiator, and slate-effect tiled flooring.

Bedroom four benefits from a UPVC double glazed window to the rear, attractive half-length wall panelling, radiator and slate-effect tiled flooring.

The family bathroom has an obscure UPVC double glazed window to the rear and comprises a modern suite including a freestanding panelled bath with chrome mixer tap and shower attachment, WC with integrated bidet spray and vanity unit with inset wash hand basin and storage beneath. The room is finished with tiled walls, dark slate-effect tiled flooring and a chrome heated towel rail.



Outside

To the front of the property is a tarmacked driveway with block paving to either side, providing comfortable off-road parking for two cars. A pebble garden with various shrubs, brick edging and hedging sits alongside the driveway. A timber gate provides access to the side and rear of the property. The enclosed rear garden features a generous artificial lawn, bordered by timber fencing and a low stone retaining wall with decorative gravel border. There is a paved patio area providing space for outdoor seating, together with a substantial timber-built garden room/summerhouse offering useful additional storage and seating space. A further paved area adjoining the garden room provides ample space for a garden furniture set, creating a versatile outdoor entertaining area..



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

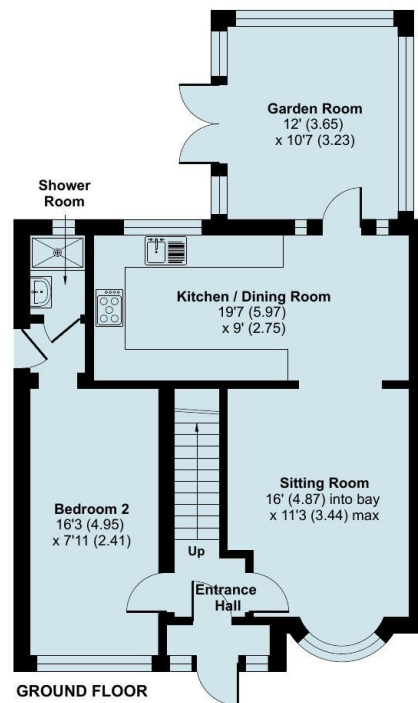
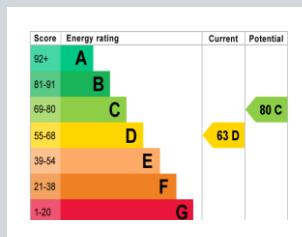
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agent Notes

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

Local Authority

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



GROUND FLOOR

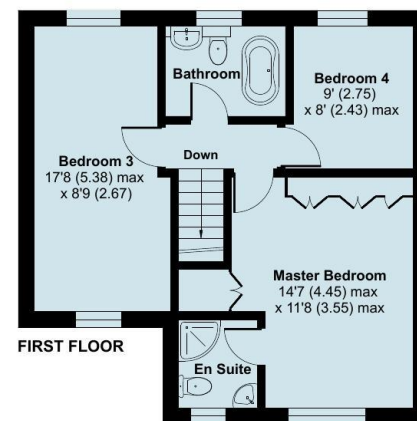


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2026. Produced for Howkins & Harrison. REF: 1511142

Cheriton Close, Daventry, NN11

Approximate Area = 1241 sq ft / 115.2 sq m

For identification only - Not to scale



FIRST FLOOR

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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.