



2 Astbury Terrace, Daventry, Northamptonshire, NN11 4EB

HOWKINS &
HARRISON

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Northamptonshire, NN11 4EB

Guide Price: £395,000

Believed to be one of the earliest homes constructed on London Road, Daventry, dating back to 1887, this beautifully presented four-bedroom residence is arranged over four storeys and retains a wealth of original Victorian features throughout. The property offers four double bedrooms set across three floors, along with three reception rooms, providing exceptionally versatile living space. The lower ground floor boasts a spacious kitchen and cosy snug, ideal for modern family living.

The charming rear garden enjoys a high degree of privacy and is not overlooked. Further benefits include a rear driveway providing off-road parking for two vehicles, in addition to a further parking space to the front.



Features

- Charming Victorian semi-detached property
- Well-presented home over four storeys
- Many of the original features have been retained
- Three reception rooms
- Master bedroom with en-suite
- Generous kitchen and snug
- Wood burning stove
- Private enclosed rear garden
- Driveway for two cars at rear of the property
- EPC Rating - E



Lower Ground Floor

From the entrance hall, stairs descend to the impressive lower ground floor, where a beautifully presented snug provides a warm and inviting retreat. A wood-burning stove set within the central fireplace creates a cosy focal point, while the striking arched wall to the rear incorporates bespoke cupboards and shelving. A large picture window overlooks the garden, flooding the room with natural light and giving the space a wonderfully bright and airy feel.

Leading on from the snug is a stunning Shaker-style kitchen, thoughtfully designed with an extensive range of base and eye-level cabinetry, complemented by sleek black quartz work surfaces. A classic Belfast sink is positioned beneath a window, and a Rangemaster double oven sits perfectly within one of the original arched recesses, blending character with modern convenience. An integrated dishwasher is included, and there is ample space for a dining table, making this an ideal hub for both everyday family life and entertaining.

The lower ground floor further benefits from a well-appointed utility room with space for white goods, a sink and drainer, and additional storage. A convenient cloakroom fitted with a wash hand basin and WC completes the accommodation, along with a door providing direct access to the garden.





Ground Floor

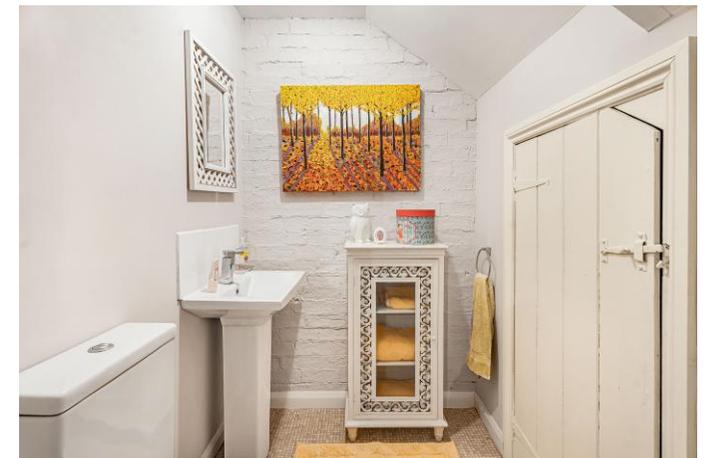
Step into a welcoming entrance hallway brimming with character, featuring high ceilings, original tiled flooring and elegant cornicing that immediately set the tone for this charming home. To the front of the property, the beautifully proportioned sitting room is bathed in natural light from the bay window, which retains its original pine shutters. A feature fireplace provides an attractive focal point, creating a warm and inviting space in which to relax. To the rear, a second reception room enjoys lovely views over the garden and centres around another fireplace, flanked by fitted cupboards and shelving within the alcoves. Currently arranged as a study, this versatile room has previously served as a fourth bedroom, offering flexibility to suit a variety of needs. The generous family bathroom is well appointed with a spacious bath and shower over, twin pedestal wash hand basins and a WC. Windows to the side and rear aspects allow for plenty of natural light. Stairs from the hallway lead down to the lower ground floor and rise to the first-floor accommodation above.

First Floor

Stairs rise to the first-floor landing, where the spacious principal bedroom enjoys a pleasant outlook to the front aspect. This impressive room is complemented by a stylish en-suite shower room, featuring a luxurious walk-in shower with glass screen, pedestal wash hand basin and WC. A further generously sized double bedroom overlooks the rear garden, offering a peaceful retreat. From the landing, stairs continue to the second floor, providing access to the remaining accommodation.

Second Floor

A door opens into an impressive vaulted and beamed room set within the eaves of the house, creating a wonderful sense of space and character. Currently arranged with both a double and single bed, the room offers excellent versatility and would lend itself equally well to use as a bedroom, guest suite or hobby space. A dormer window to the front aspect provides natural light, while useful under-eaves storage enhances practicality. The room is further complemented by a washroom



Outside

The charming walled garden, accessed directly from the lower ground floor, provides a wonderfully private and secluded outdoor retreat. A paved seating area offers the perfect space for al fresco dining and entertaining, complemented by attractive raised flower beds. Steps lead beneath an arched trellis to a lawned area, with a pathway continuing to the rear gate, where a gravelled driveway provides off-road parking for two vehicles.

Adjacent to the house is a useful studio with electricity connected, ideal for home working or hobbies, along with two additional sheds, one of which benefits from power and lighting. A further parking space is located at the front of the property.

In addition, a wooden door to the front of the property provides convenient side access through to the rear garden.

Location

Daventry Town Centre offers easy access to a variety of local amenities. On Tuesdays and Fridays, the town comes alive with its bustling market, providing fresh produce and unique finds. Nearby, you'll find a selection of independent shops, a post office, supermarkets, banks, hairdressers, and inviting coffee shops, all contributing to the town's vibrant community atmosphere.

For outdoor enthusiasts, the area boasts numerous scenic walking routes, perfect for enjoying the fresh air and the picturesque countryside. Just a short distance away, Daventry Country Park offers a tranquil retreat with its expansive reservoir, nature trails, and a playground, making it an ideal spot for family outings. Additionally, the Drayton Reservoir, renowned for its excellent fishing opportunities, is located nearby, catering to those interested in angling.

Whether you're seeking the convenience of town living or outreach to nature, this location provides the best of both worlds.



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 Tel:0300-126700

Council Tax Band – C

Approximate Gross Internal Area 1881 sq ft - 175 sq m (Excluding Garage)

Lower Ground Floor Area 604 sq ft – 56 sq m

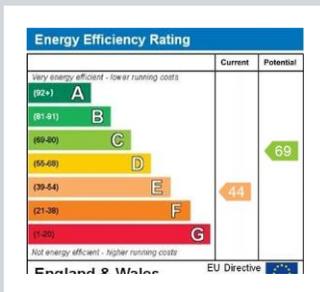
Ground Floor Area 535 sq ft – 50 sq m

First Floor Area 423 sq ft – 39 sq m

Second Floor Area 319 sq ft – 30 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.



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