



The Laurels, The Green, Badby, Daventry, Northamptonshire,
NN11 3AF

HOWKINS &
HARRISON

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Guide Price: £575,000

Occupying a prominent position overlooking the village green, this attractive character home abuts the adjacent cottage. It is an independent build with no shared party wall. Situated in the sought-after village of Badby, this charming three-bedroom Victorian cottage offers spacious and versatile accommodation, complemented by a wealth of original period features. The property boasts three reception rooms, an open plan kitchen, dining and living area, three generous double bedrooms, beautifully maintained gardens, two garages and a driveway providing ample off-road parking.

Features

- Charming three bedroom Victorian cottage
- Overlooking the village green
- Open plan kitchen, dining and living area with multi-fuel stove
- Separate sitting room and additional study/reception room
- Utility room and ground floor cloakroom
- Three generous double bedrooms
- Family bathroom with separate bath and shower
- Original period features throughout
- Attractive side and rear gardens with summer house and vegetable garden
- Driveway providing off-road parking and two garages



Location

Badby is a rural village and civil parish two miles south of Daventry, set among woodlands and countryside with the River Nene running through it. It marks the western trailhead of both the Knightley Way and the 110-mile Nene Way walking routes. To the north lies Badby Wood, part of the Fawsley Estate and a designated SSSI, famed for its spring bluebells and public access. The village has a primary school and the Grade II* listed St Mary the Virgin Church, dating to the 14th century. Transport links are good, with nearby rail stations at Long Buckby, Rugby, and Banbury offering connections to London, Birmingham, and beyond. Community life is active, centred around the village pub and groups for film, music, art, fitness, theatre, history, and more.



Ground Floor

A central front door opens into the entrance hall with wooden flooring, stairs rising to the first floor and doors leading to the principal rooms.

The sitting room is positioned to the front of the property and features a fireplace with gas fire, original sash windows overlooking the village green and a beautiful arched sash window to the side. To the rear of the hallway is a useful study, currently used as a home office, with a multi-fuel burning stove and sash window overlooking the rear garden. A large understairs cupboard provides additional storage.

The open plan living space extends to the rear of the property and includes a sitting area with a further multi-fuel stove, dining area and fitted kitchen. The kitchen offers a range of wooden base and wall units with contrasting worktops, integrated fridge freezer, dishwasher, gas hob, extractor hood and electric oven. A picture window overlooks the rear garden, with a composite sink positioned beneath. Leading off the kitchen is a utility room with sink, space for appliances and the gas boiler, together with a cloakroom fitted with a WC and wash hand basin. Quarry tiled flooring continues throughout the kitchen, utility, and cloakroom, while a stable door provides access to the garden.





First Floor

The first floor is accessed via a staircase with original pine panelling and banisters, leading to the landing and three similarly sized generous double bedrooms. All enjoy original sash windows filling the rooms with light and views over either the village green or rear garden. The family bathroom is fitted with a bath, separate walk-in shower, WC, bidet, and wash hand basin set within a fitted vanity unit, together with an airing cupboard and tiled flooring and splash backs.

Outside

To the front of the property, a pathway leads to the entrance, bordered by established planting. A wrought iron fence encloses the side garden, which is laid mainly to lawn with mature shrub borders. The rear garden is private and well established, with paved seating areas, terraced lawn, stone walls, and mature planting. A brick-built summer house provides a versatile additional space, while beyond lies a separate walled vegetable garden with greenhouse, raised beds and established fruit and vegetable planting. A block paved driveway provides off-road parking for several vehicles and leads to two garages, one with traditional timber doors and the second with an up-and over door.





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:0300-126700
Council Tax Band – E.

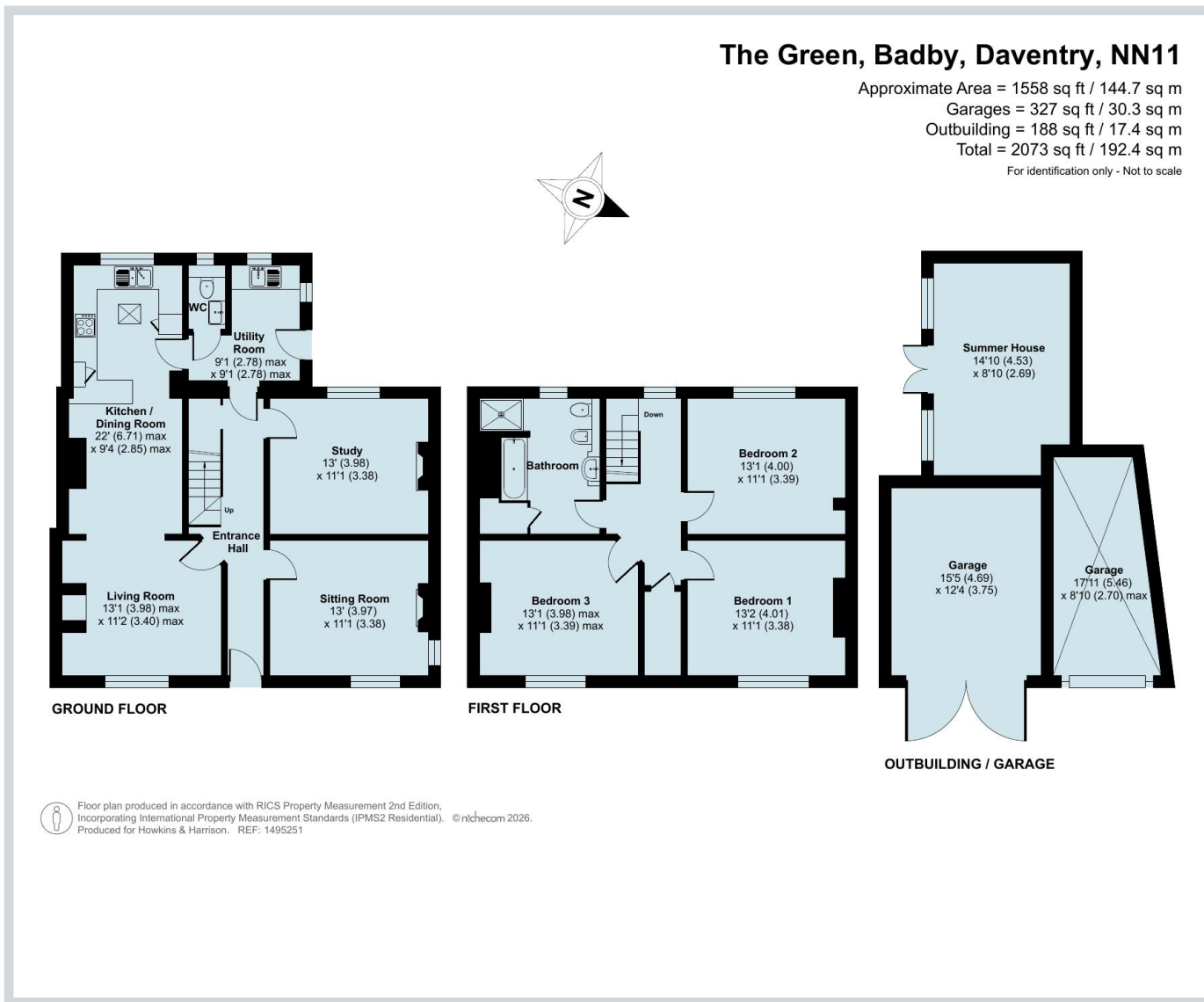
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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