



Beech House, Preston Capes Road, Newnham, Northamptonshire, NN11 3EZ

HOWKINS &
HARRISON

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Road, Newnham,
Northamptonshire, NN11 3EZ

Offers in excess of: £800,000

Beech House is beautifully presented five-bedroom detached family home located on the fringe of this desirable village. The property has high spec fittings and is fully fitted with underfloor heating. Solid oak floors to the spacious hallway which also has a study area. One of the double bedrooms is located to the ground floor allowing for versatile living.

The hub of the home is the open plan kitchen/dining/family room which has a modern fitted kitchen, ample space for additional furniture and adjoins the garden room which overlooks the rear garden.

To the front there is off road parking for several vehicles.



Location

The pretty village of Newnham is situated about 1.5 miles South of Daventry with Northampton about 12 miles, Rugby about 15 miles and Banbury about 16 miles. It is within easy travelling distance of the M1 (junction 16) M6, M40, A45 and the A14. There are rail services to London and Birmingham from either Rugby, Long Buckby, Northampton or Milton Keynes. In the village there is a primary school, public house, and church all centered round a pretty village green.

Lovely countryside surrounds the village with well know beauty spots such as Badby Woods and Everdon Stubbs. Fawsley Hall Hotel is nearby together with golf courses at Farthingstone, Staverton and Daventry.

Ground Floor

Entrance is via a stylish uPVC double-glazed door with matching side panel, opening into a spacious and welcoming hallway featuring solid oak flooring with underfloor heating. Bespoke fitted cupboards provide excellent storage, including hanging space and shelving for shoes, along with an additional built-in cupboard beneath the stairs with automatic lighting. The hallway flows seamlessly into a generous open area, currently utilised as a home office, creating a versatile and functional living space. Oak slatted doors lead to all adjoining rooms, and underfloor heating extends throughout the entire ground floor.

A conveniently located downstairs cloakroom comprises a modern two-piece suite, including a low-level WC and pedestal wash hand basin, complemented by tiled flooring, splashbacks, underfloor heating, and an extractor fan. The sitting room enjoys a bright front aspect via a uPVC double-glazed window, with elegant bi-fold doors opening into the garden room, enhancing the indoor-outdoor connection.



At the heart of the home is the impressive open-plan kitchen, dining, and family area, perfect for modern living and entertaining. The kitchen is fitted with sleek white gloss wall, base, and drawer units, topped with granite work surfaces. Features include a five-ring induction hob with extractor canopy, built-in double ovens and microwave, and a full range of integrated appliances including fridge, freezer, and dishwasher. A central island incorporates a one-and-a-half under-slung sink with a chrome extendable pot-filler tap and breakfast bar seating. The space is finished with a striking dark grey porcelain tiled floor, recessed spotlights, and uPVC double-glazed windows to the rear. Bi-folding doors open directly into the garden room, while an oak slatted door leads to the utility room.

The utility room offers additional practicality, with a rear-facing uPVC double-glazed window and side access door. It includes plumbing for a washing machine, a stainless-steel sink, space for further appliances, and a built-in double-width cupboard housing the Worcester boiler.

Bedroom two is conveniently located on the ground floor, featuring a front-facing uPVC double-glazed window and access to a stylish en-suite wet room. This includes a low-level WC, pedestal wash basin, and shower with bi-folding screen, complemented by tiled flooring, splashbacks, and a chrome heated towel rail. The garden room provides a bright and relaxing space, with sliding glazed doors on two aspects, a paved floor, and pleasant views over the rear garden.

First Floor

The first floor opens onto a large, light-filled landing, enhanced by a Velux window to the front and offering ample space for occasional furniture or a seating area. Underfloor heating runs throughout the entire floor, adding comfort and a sense of luxury. There is excellent built-in storage, including a walk-in double-width cupboard and an airing cupboard housing the Megaflow tank and underfloor heating system. Stylish oak slatted doors lead to all bedrooms and bathrooms.

The impressive primary bedroom suite is accessed via its own hallway, creating a sense of privacy. The bedroom itself is bright and airy, with Velux windows to either side. Oak slatted doors lead to a well-appointed en-suite and a bespoke dressing room. The dressing room features fitted units with hanging space, shelving, and cupboards, along with a Velux window providing natural light.

The en-suite comprises a modern three-piece suite, including a low-level WC, pedestal wash hand basin, and shower cubicle, complemented by an obscure Velux window and fully tiled walls and flooring.



Bedroom three benefits from a front-facing uPVC double-glazed window with attractive countryside views. It includes a fitted wardrobe and a useful walk-in cupboard, which offers potential for conversion into an additional en-suite, subject to requirements.

Bedroom four also enjoys front-facing countryside views via a uPVC double-glazed window and is finished with laminate flooring.

Bedroom five features a rear-facing Velux window and laminate flooring, making it an ideal guest room, nursery, or home office.

The family bathroom is well-appointed with an obscure Velux window to the side and a four-piece white suite, including a low-level WC, pedestal wash hand basin, double-ended panelled bath with central chrome mixer taps and shower attachment, and a separate shower cubicle. The space is finished with fully tiled walls and flooring, along with a chrome heated towel rail.



Outside

The rear garden is a beautifully maintained and fully enclosed space, enjoying a desirable west-facing aspect, perfect for afternoon and evening sun. A paved patio runs directly adjacent to the property, ideal for outdoor dining and entertaining, with raised beds well stocked with a variety of established shrubs and flowering plants. A substantial timber workshop, complete with power, lighting, double doors, and a window, provides excellent additional storage or workspace.

Towards the foot of the garden, a further decked patio and gravelled area create additional seating or relaxation zones, complemented by more raised beds and a charming circular feature with artificial lawn, bordered by an attractive selection of shrubs and roses. There is convenient pedestrian side access via wrought iron gates, along with outside lighting enhancing both practicality and ambience. To the front, the property is attractively set behind a white picket fence, with a gravelled driveway providing off-road parking for several vehicles. A paved pathway leads to the main entrance and continues to both sides of the property, with well-planted borders featuring a variety of shrubs and flowers adding to the overall kerb appeal.

Features

- A well-presented modern family home
- High quality fittings throughout
- Underfloor heating to the whole property
- Oak floors and doors
- Five double bedrooms and two en-suites
- Open plan kitchen/dining/family room
- Study area
- Garden room
- Front and rear gardens
- EPC Rating - B





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Contact [Tel:01327-353575](tel:01327-353575).

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.

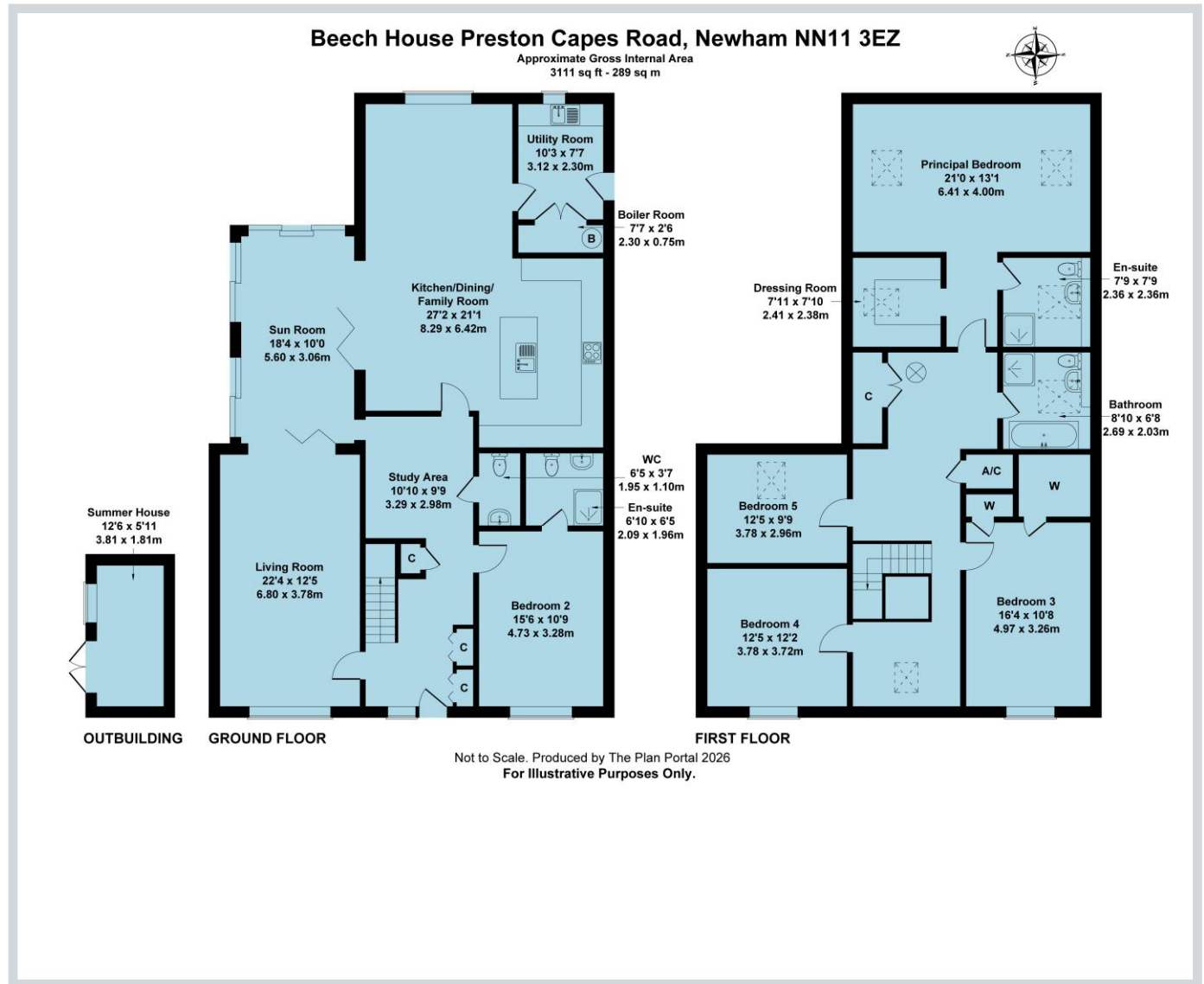
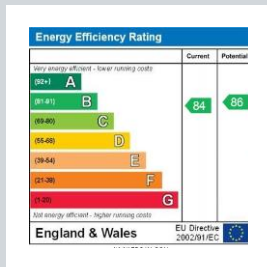
Local Authority

West Northamptonshire Council

Council Tax Band-G

Agents Note

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



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