



The Porch, Manor Road, Staverton, Northamptonshire, NN11 6JD

HOWKINS &
HARRISON

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Northamptonshire, NN11 6JD

Guide Price: £445,000

This charming stone period property is situated in the heart of the picturesque village of Staverton. Believed to date back some 300 years, the home boasts a wealth of historic features and has been sympathetically modernised to provide spacious and comfortable living accommodation, perfectly blending character with contemporary convenience.

To the rear, the private garden is designed for low maintenance and is enclosed by attractive stone walls. It features an artificial lawn and a paved seating area, ideal for outdoor dining and relaxation, along with two useful storage sheds.



Features

- Period home with character features
- Three bedrooms
- Recently refurbished handmade kitchen
- Living room with Inglenook fireplace and wood burning stove
- Utility
- Downstairs cloakroom
- Private rear garden
- Village location
- Energy Rating - D

Agents Note

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



Ground Floor

From the road, enter this attractive stone property via the porch into a welcoming hallway, where stairs rise to the first floor. A door leads into the living room, featuring a fabulous original inglenook fireplace with wood-burning stove, exposed beams and a charming window seat overlooking the front of the property, creating a wonderfully cosy atmosphere.

Also off the hallway is the dining/breakfast room, complete with recently fitted banquette seating beneath the window and a second wood-burning stove, making it an ideal space for both everyday dining and entertaining.

The recently fitted bespoke Shaker-style kitchen is located to the rear of the property and is beautifully appointed with a Belfast sink, a striking dark red Rangemaster cooker with double oven and grill, matching extractor hood and integrated microwave. The kitchen also offers pan drawers, pantry cupboards and a ceramic tiled floor. Steps rise from the kitchen to bi-fold doors opening onto the patio and garden, seamlessly connecting indoor and outdoor living. The heating is controlled by a geo-fencing system via a smartphone app, creating a virtual boundary around the home that automatically lowers the temperature when you leave and warms it as you return, providing both comfort and energy efficiency. In addition, there is a utility room with space for white goods and a Belfast sink with drainer, while a downstairs cloakroom is neatly positioned beyond a barn-style sliding door.



First Floor

Stairs rise from the hallway to the landing, where original oak beams add further character and charm. From here, doors lead to the stunning principal bedroom, which features oak flooring, recently fitted green Sharps wardrobes and a window to the front aspect.

A further spacious double bedroom also benefits from oak flooring and fitted Sharps wardrobes, while the third bedroom is a good-sized single with a window overlooking the rear.

The fully tiled family bathroom is well appointed with a walk-in wet room-style shower, a jacuzzi bath, and fitted storage incorporating a hand basin and WC.

Outside

The bi-fold doors open onto an attractive paved seating area, perfect for outdoor dining and entertaining. Steps lead up to an artificial lawn, creating a low-maintenance garden space. The private garden is enclosed by a combination of stone walls and fencing, and features raised flower borders and a useful garden shed.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on Tel: 01327-316880.

Fixtures and Fittings

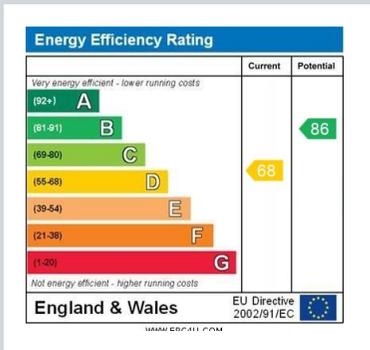
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

Local Authority

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



Approximate Gross Internal Area 1427 sq ft - 133 sq m

Ground Floor Area 760 sq ft – 71 sq m

First Floor Area 667 sq ft – 62 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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