



2 Churchfields, Staverton, Northamptonshire, NN11 6DF

HOWKINS &
HARRISON

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Guide Price: £625,000

Beautiful four-bedroom detached stone and brick property, nestled in a peaceful cul-de-sac on the edge of the highly sought-after village of Staverton. The current owner brought the property from new in 1989 and features include, three reception rooms, a refitted en-suite shower room and an enclosed south-facing rear garden.

Features

- Four-bedroom detached stone and brick home in a quiet cul-de-sac
- South-facing, private, wrap-around garden
- Spacious sitting room with dual aspect and patio doors to the garden
- Kitchen and breakfast area
- Utility room
- Study
- Off-road parking for two to three vehicles and double garage with water, power and lighting
- Master bedroom with re-fitted en-suite
- Family bathroom
- EPC Rating - F



Location

Staverton is a highly regarded village in West Northamptonshire, located just over 2 miles west of Daventry along the A425, with easy access to the M1, M6, and M40. Situated close to the Warwickshire border and 16 miles from Royal Leamington Spa, the village combines rural charm with excellent connectivity for commuters.

As a designated conservation area, Staverton is surrounded by unspoilt countryside and retains a picturesque, village character. Local amenities include the well-regarded Staverton Church of England Primary School, the Countryman pub and restaurant, a thriving village hall, and Staverton Park Hotel & Golf Club with leisure facilities. Skylark Weddings & Events on the outskirts provides an attractive venue for special occasions.

The village offers a tranquil lifestyle while remaining well-connected. London Euston is reachable in under an hour from Rugby, and other regional towns are easily accessible, making Staverton an ideal choice for those seeking a peaceful village setting with modern conveniences nearby.

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

Entry is via a panelled front door into a welcoming hallway, with stairs leading to the first floor and a useful under-stairs storage cupboard. Panelled doors lead off to all principal rooms, including the kitchen and downstairs cloakroom. The sitting room is dual-aspect, featuring a charming box bay window to the front and patio doors opening onto the south-facing rear garden. An open fireplace is present (currently unused and will require inspection). Glazed French doors from the lounge lead into the dining room, which can also be accessed from the hallway and benefits from a large window overlooking the garden.

A study overlooks the side garden, providing a quiet workspace. The downstairs cloakroom is fitted with a two-piece suite comprising a wall-mounted hand basin and low-level WC. The kitchen offers a range of wall and base units with a one-and-a-half sink with mixer taps, tiled splashbacks, plumbing for a washing machine, space for a cooker, and room for a breakfast table and chairs. A glazed door leads to the utility room, which has access to the garden, an oil-fired boiler, plumbing for a washing machine, space for a tumble dryer, and additional work surfaces.



First Floor

The first-floor landing features a window to the front, large loft access, and a double-opening airing cupboard housing the hot water cylinder, with ample additional storage space. Doors lead off to all four bedrooms and the family bathroom. Bedroom One is dual aspect, overlooking both the front and rear, offering plenty of space for wardrobes and drawer units. A door leads to a recently refitted en-suite (2025) comprising a four-piece suite with a walk-in double shower, low-level WC, bidet, pedestal wash hand basin, bathroom cabinet with lighting, and a chrome heated ladder towel rail. Bedrooms Two and Three are both double rooms and enjoy views over the south-facing rear garden. Bedroom Four overlooks part of the village church to the front. The family bathroom is fitted with a three-piece suite, including a panelled bath with chrome mixer taps, shower attachment and an additional shower over the bath with folding screen, a pedestal wash hand basin, and low-level WC. Walls are tiled to splashback areas.

Outside

To the front, a block-paved driveway provides off-road parking for two to three vehicles and leads to a double garage with an up-and-over door. The garage features a pitched roof with some storage space, two windows, a side pedestrian door, water, power and lighting and external lighting. A lawned area with shrubs completes the frontage.

The gardens wrap around the property and are mainly enclosed by a dry-stone wall, featuring a variety of shaped trees, shrubs, and fruit trees. The south-facing garden includes a paved patio area, offering a private outdoor space. Side gates on either side of the property provide pedestrian access to the front. Additional features include outside lighting, an external tap, and the oil tank located in the side garden.

The current owner has occupied the property since its construction in 1989, and it has never previously been offered for sale on the open market.



Viewing

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

Fixtures and Fittings

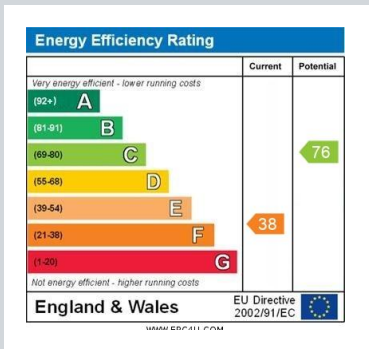
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – F



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire, NN11 4BH

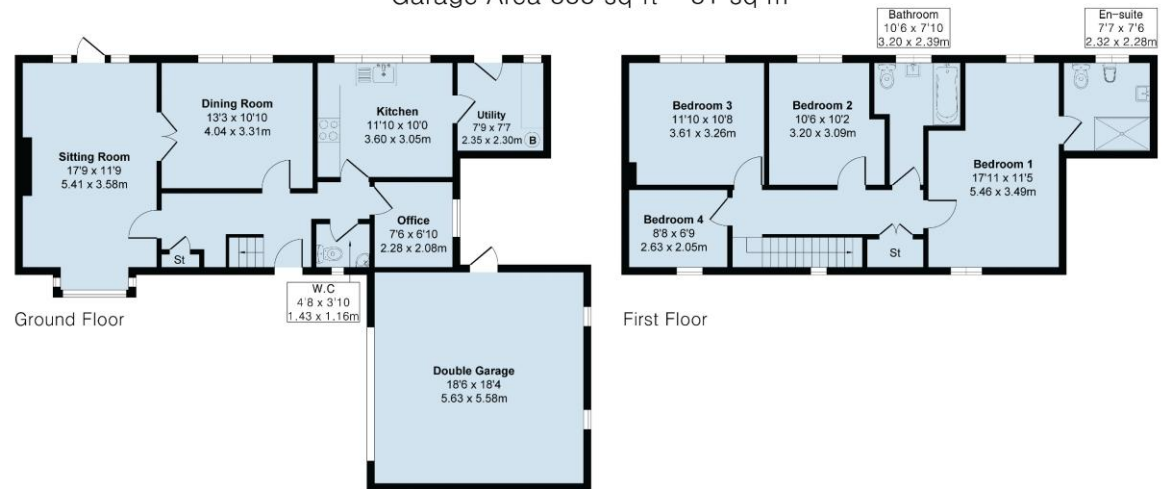
Telephone 01327 316800
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Approximate Gross Internal Area 1484 sq ft - 137 sq m (Excluding Garage)

Ground Floor Area 748 sq ft – 69 sq m

First Floor Area 736 sq ft – 68 sq m

Garage Area 338 sq ft – 31 sq m



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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