



STONEDGE, STAVERTON NN11 6JD

GUIDE PRICE £750,000
FREEHOLD

Tucked away in the highly desirable village of Staverton, this enchanting Grade II listed five-bedroom cottage offers a perfect blend of historic character and generous living space. Brimming with charm and timeless appeal, this exceptional home presents a wonderful opportunity for its next owners.

STONEDGE, MANOR ROAD,

- 5 double bedrooms • Charming Grade 2 Listed Home • Generous Garden • Large utility Room • Downstairs W/C • Outdoor Workshop • Cellar



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Upon entering the property, you are welcomed into a central entrance hallway that leads to all other rooms within the home.

At the front of the property, you will find the spacious and homely lounge that is finished to a high standard in keeping with the rest of the home. This delightful room offers the perfect spot to relax of an evening and is finished with built in cabinetry and stone fireplace, fitted with a log burner.

Across the hallway, is the versatile separate dining room that is finished with original flagstone flooring and is flooded with natural light thanks to it's bay window.

Positioned at the rear of the home, the newly modernised kitchen exudes both style and functionality. It features a comprehensive range of sleek wall and base units, and comes equipped with a Rangemaster oven, integrated dishwasher, wine fridge, and a convenient breakfast bar—all enhanced by the comfort of underfloor heating.

Conveniently situated just off the kitchen, the newly updated utility room offers seamless access to the rear garden through a charming stable door. Thoughtfully designed, it features an additional sink, ample wall and base units, under-counter space for white goods, a bright lantern roof light, and cosy underfloor heating. This practical space also leads to the laundry room and a downstairs W/C, enhancing everyday convenience.

The downstairs accommodation also benefits from a walk-in pantry that is fitted with base units.

The first-floor accommodation briefly comprises of three bedrooms, two en suite shower rooms and a family bathroom.

All three bedrooms are generously proportioned doubles, each boasting charming character features. Two of these rooms also enjoy the added luxury of en suite shower facilities and built-in storage cupboards.

The family bathroom is located close to all bedrooms and is finished with a shower over the bath.

The second floor comprises of two bedrooms and a versatile office.

Both of these bedrooms are good sized double rooms, with one of them benefitting from eaves storage.

The adaptable office space is currently set up as a music studio, offering excellent flexibility to suit a variety of needs—from a home office or creative studio to a hobby room.

Stepping outside you will discover a charming, generously sized cottage-style garden, beautifully laid to lawn and framed by mature, well-established borders. Paved pathways complete this idyllic outdoor retreat. Beyond the main garden you will find a further separate walled garden that offers additional outdoor space and would lend itself to the perfect allotment or kitchen garden.

The property also benefits from a spacious workshop, complete with electrics and a mezzanine level—ideal for storage or additional workspace. Additionally, there are two outdoor W/Cs for added convenience. This charming property benefits from off-road parking, gas central heating, and a cellar equipped with electrics, providing valuable additional storage space.

Embraced by a welcoming rural community, this home offers not only access to essential local amenities but also the chance to enjoy easy access to the peaceful South Warwickshire countryside.

Tenure: Freehold

EPC: Exempt

Council Tax Band: F

Local Authority: Northamptonshire Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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