



5 Moreton Road
Eydon | Northamptonshire | NN11 3PA

 FINE & COUNTRY

5 MORETON ROAD



KEY FEATURES

Stylish Village Living in Beautiful Northamptonshire Countryside

Fully Renovated & Extended Detached Four-Bedroom Bungalow | Spacious Single-Storey Living | Private Gardens | Extensive Parking | No onward chain.

A Beautifully Reimagined Home Designed for Modern Living

Set on the edge of the sought after village of Eydon, 5 Moreton Road offers an exceptional opportunity to enjoy spacious, contemporary living in a peaceful rural setting.

This detached four-bedroom bungalow, extending to just over 2,000 sq ft, has been comprehensively renovated and thoughtfully extended to create a stylish, practical home, perfectly suited to modern family living, downsizing without compromise, or those seeking the ease of single-storey living.

Finished to an impressive standard throughout, the property combines generous proportions, light-filled interiors and carefully designed living spaces with the comfort of knowing all major works have been completed, including new heating, electrics, private drainage, kitchen, bathrooms, decoration and flooring.

The result is a turnkey home that balances comfort, style and everyday practicality.

Designed Around Everyday Life

A private driveway provides ample parking for four or more vehicles offering both convenience and privacy.

Inside, the welcoming entrance hall immediately creates a sense of space and light setting the tone for the rest of the home.

Spacious Sitting Room

The sitting room is an inviting and comfortable space ideal for quieter evenings, family gatherings or entertaining guests.

Open-Plan Kitchen, Living & Dining Space

At the heart of the home is the impressive open plan kitchen, living and dining room, a bright sociable space designed for the way people live today. With its central island and integrated appliances as well as the separate utility and pantry, it offers everything you would need and more.

Having wrap around gardens there are doors opening directly onto the garden creating an easy connection between indoor and outdoor living making it perfect for:

Family meals

Entertaining friends

Summer dining

Relaxed day-to-day living

Watching children enjoy the garden

The newly fitted kitchen is complemented by a separate utility room and pantry ensuring excellent storage and practical functionality.

Flexible Bedroom Space

The bungalow offers four genuine double bedrooms providing flexibility for families, guests, hobbies or home working.

Principal Bedroom Suite

The main bedroom enjoys the benefit of its own ensuite bathroom creating a comfortable private retreat.

Family Accommodation

The remaining bedrooms are served by a stylish family bathroom all finished with the same attention to quality seen throughout the property.

Fully Updated for Peace of Mind

The property has undergone extensive modernisation, including:

Full renovation and extension

New heating system

Complete electrical upgrade

New private drainage system

New kitchen

New bathrooms

Full redecoration

New flooring throughout

This means buyers can simply move in and enjoy the lifestyle the home offers.





*This image has been digitally enhanced and is for illustrative purposes.
Certain furniture, fixtures and features shown will not be part of the property or sale.*





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Elegant Bedroom Accommodation

Upstairs, a spacious galleried landing enhances the sense of light and openness, providing a tranquil transition between the homes private spaces.

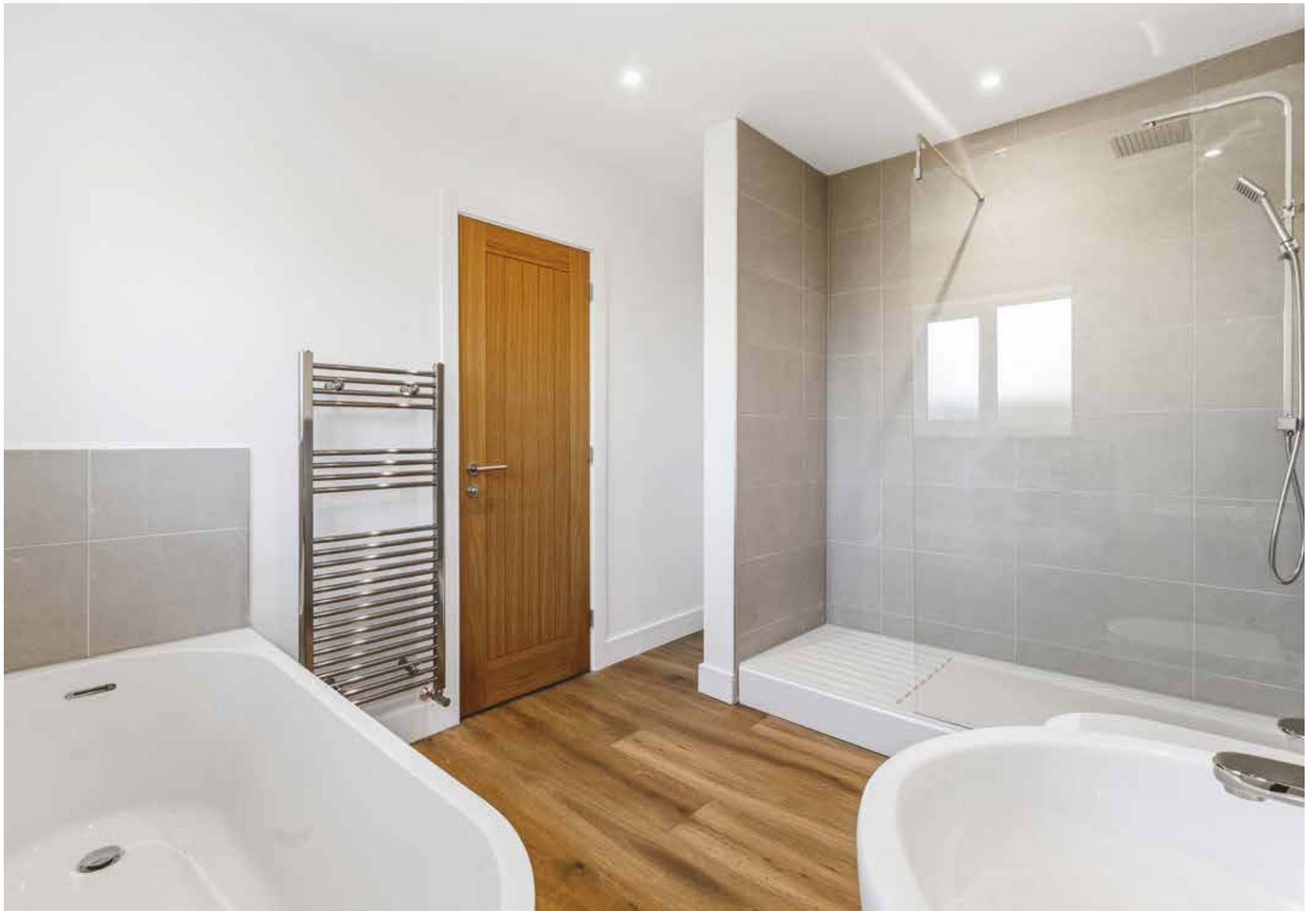
The principal bedroom suite is a peaceful retreat featuring fitted wardrobes and a beautifully appointed ensuite bathroom. Dormer and gable windows frame attractive views and allow natural light to pour in throughout the day.

A second bedroom suite includes a dressing room that could easily be reconfigured as a fifth bedroom if desired, together with access to the family bathroom that can serve as an ensuite arrangement.

Two further generously proportioned bedrooms, both with garden or driveway views are complemented by the stylish family bathroom completing the first floor accommodation.















Outdoor Space to Enjoy

The gardens offer privacy, space and versatility ideal for outdoor dining, gardening and family activities or simply relaxing in peaceful surroundings.

Its edge-of-village setting gives the property a wonderful sense of openness with easy access to surrounding countryside walks while remaining connected to village life.





LIFE IN EYDON

Eydon is a well-regarded Northamptonshire village known for its attractive surroundings, strong community feel and access to beautiful countryside.

Residents enjoy:

Village pubs

Community events

Sports and recreation facilities

Scenic walking routes

Easy access to nearby market towns

The village strikes an ideal balance between rural charm and practical convenience.

Local Amenities & Connectivity

Nearby Daventry, Banbury, Towcester and Northampton provide a wide range of:

Shopping

Supermarkets

Healthcare services

Restaurants and leisure facilities

Rail services to London and Birmingham

Banbury station offers excellent commuter rail links, while road access to the M40, M1, and A5 makes travel straightforward.

Schooling

The area offers a good selection of schooling options, including:

Primary: Woodford Halse CE Primary Academy, Byfield School, Culworth CE Primary Academy

Secondary: Chenderit School, Sponne School

Independent Options Nearby: Rugby School, Bloxham School, Princethorpe College

This makes the location appealing for families at all stages.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band – E

Local Authority – West Northamptonshire Council

Property Construction – Standard – brick and slate

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Sewerage treatment plant.

Heating – Oil fired central heating

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Driveway parking for 4+ cars.

Special Notes – The property is served by a private drainage system, with an associated cost for the emptying and maintenance of the sewage treatment plant. Please contact the agent for more information.

Total Internal Floor Area – 2084 sq ft

Planning - The neighbouring plot is currently on the market with full planning for a 4 bedroom detached property. Full planning details can be viewed on the West Northamptonshire Council planning portal. Please search using reference 2024/1656/FULL. Further details are available from the agent.

Directions – Postcode: NN11 3PA

Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976 453573.

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>.

Moreton Road, Eydon, Daventry. NN11 3PA

Approximate Gross Internal Area

Total = 2,084 sq.ft (193.63 sq.m)

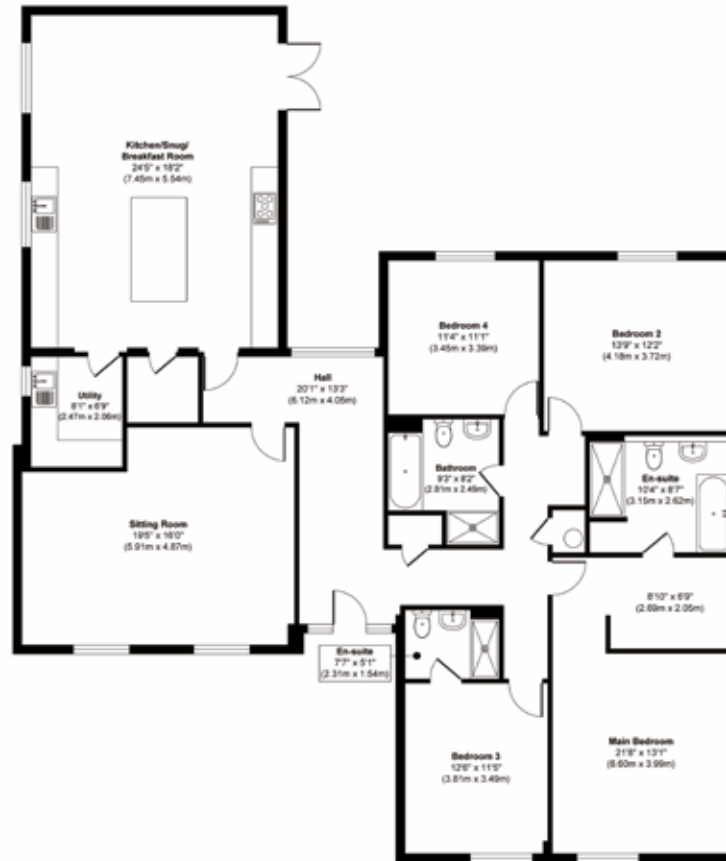


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



LIZ & NICOLA

PARTNER AGENTS

Fine & Country Rugby
Liz: 07811 121363 | Nicola: 07976 453573
email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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