



12 Perch Close, Daventry, Northamptonshire, NN11 8YY

HOWKINS &
HARRISON

12 Perch Close, Daventry, Northamptonshire, NN11 8YY

Guide Price: £650,000

An impressive four-bedroom detached property occupying an elevated position and enjoying stunning, unspoilt views overlooking the reservoir. Situated in a quiet location in a popular area of Daventry, this well-proportioned family home offers excellent accommodation including a spacious kitchen/breakfast room, two en-suite bedrooms, study, utility, and downstairs cloakroom. Outside, the property benefits from a large lawned front garden, double garage, extensive driveway providing ample off-road parking and an attractive private walled rear garden. The property is being offered with no upward chain.

Features

- Impressive four-bedroom detached family home
- Elevated position with stunning reservoir views
- Spacious kitchen/breakfast room
- Master bedroom and bedroom two with en-suite facilities
- Three reception rooms including study/snug
- Utility room and downstairs cloakroom
- Double garage and extensive driveway providing ample parking
- Large lawned front garden
- Private walled rear garden
- Offered with no upward chain



Location

Perch Close is a quiet residential cul-de-sac situated off Drayton Park on the outskirts of Daventry.

The property is conveniently located for access to the town centre, which offers a wide range of shops, supermarkets, restaurants, leisure facilities and everyday amenities.

The area is well served by a selection of primary and secondary schools, including Falconer's Hill Academy, Southbrook School, Ashby Fields Primary School, and Abbey CofE Academy, providing a choice of educational facilities for families.

The property also benefits from excellent road links to the surrounding towns and major road networks, while the nearby Daventry and Drayton reservoirs and surrounding countryside provide attractive opportunities for walking and outdoor recreation.



Ground Floor

A part steel and glazed entrance door opens into a welcoming central hallway, with a staircase rising to the first floor, useful cloak cupboard, downstairs cloakroom and doors providing access to the principal living accommodation.

The sitting room is particularly impressive, enjoying far-reaching views across the reservoir, with an oak-beamed fireplace and flagstone hearth providing an attractive focal point. Full-height patio doors overlook the rear garden and flood the room with natural light. The adjacent dining room enjoys views across the garden and opens into the extensive kitchen/breakfast room, which can also be accessed directly from the hallway.

The kitchen is fitted with a range of wooden units with tiled splashbacks, arranged in a practical U-shape, and incorporates an integrated fridge/freezer, eye-level double oven, gas hob and extractor, with space for a dishwasher. A stainless-steel sink and drainer are positioned beneath a picture window overlooking the rear garden, whilst there is a useful breakfast seating area. The adjoining utility room is fitted with matching cabinetry, sink and appliance space, together with a door providing side access.

A further reception room, currently utilised as a study, also enjoys the attractive reservoir views, and could equally lend itself to use as a snug, playroom, or additional reception space. Adjacent to this there is a cloakroom comprising of pedestal wash hand basin and low-level WC.



First Floor

The oak staircase rises to a galleried landing providing access to four well-proportioned double bedrooms, airing cupboard and the family bathroom.

The bathroom is fitted with a bath with hand shower over, pedestal wash hand basin and WC, together with a window overlooking the rear.

The principal bedroom enjoys wonderful views over the reservoir, a wealth of fitted wardrobes and a generous en-suite shower room comprising corner shower cubicle, pedestal wash hand basin and WC, with a window to the side elevation.

Bedroom two is a generous double with fitted wardrobes, views over the rear garden and the benefit of its own en-suite shower room, whilst bedroom three is also a well-proportioned double bedroom with fitted wardrobes and views over the garden. Bedroom four is another double bedroom and benefits from the desirable views across the reservoir.



Outside

The property occupies an elevated position with an expansive lawned front garden, complemented by mature Cherry and Rowan trees and established shrub borders surrounding the house. To the side is a double garage, approached via a tarmac driveway providing ample off-road parking for multiple vehicles.

A side gate and pathway lead around to the private rear garden, which is enclosed by brick walling and fencing. A brick wall with raised beds sits back from the pathway, whilst a secluded and sunny seating area is positioned beside the garage. Steps lead up to a gravel pathway which meanders through established borders planted with a variety of mature shrubs and herbaceous plants, before descending via further steps to a paved seating area in front of and alongside the sitting room.

The garden provides a private and attractive setting in which to enjoy the property's elevated position and surrounding views.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 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.

Agents Note

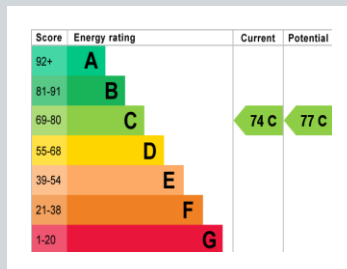
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

West Northamptonshire Council

Tel:0300-126700

Council Tax Band - F



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Perch Close, Daventry, NN11

Approximate Area = 1815 sq ft / 168.6 sq m

Garage = 347 sq ft / 32.2 sq m

Total = 2162 sq ft / 200.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Howkins & Harrison. REF: 1527415

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.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.