

Daventry

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**Laurel House Church Street, Daventry
Northamptonshire NN11 3YT**

£650,000

*** STUNNING detached stone built property backing onto farmland *** Study and separate utility room *** Master and guest bedrooms with en-suite *** Lounge with log burner and dining room with lantern roof *** SUPERB 23' Kitchen/family room *** Separate detached office with air conditioning ***



Stonhills are pleased to offer this superbly presented and extended modern detached stone family home. The property boasts extensive views to farmland to the rear and also benefits from a high quality detached home office in the garden. The main house has air source under floor heating throughout. The beautifully presented interior features a generous sized lounge with the focal point being a stone fireplace and feature log burner. The extension has provided a dining room with lantern roof and bi-fold doors which open up onto the patio area. The stunning open plan kitchen/diner has high quality kitchen fittings, integrated appliances and featuring at one end a high vaulted ceiling with full height windows. There is also a study and separate utility. The master bedroom and guest bedrooms both feature en-suites. There are two further bedrooms and family bathroom. Outside, to the front is substantial paved parking accessed via double gates. The private, landscaped rear garden has a full width sun terrace together with lawns, a detached brick store and a home office and as mentioned earlier views across farmland.

Ground Floor -

The spacious and welcoming hallway is accessed through an oak door, There are stairs to the first floor landing and lime stone flooring which also runs into the open plan kitchen/family room. The kitchen area is fitted in a range of high quality wall and base mounted cabinets with a central island unit including breakfast bar. There is a full range of integrated appliances, including twin ovens and hob with extractor over. To the rear of this room the ceilings are vaulted with at one end having full height picture windows with views over the rear garden. The kitchen also has a pantry and there is also a separate utility room. Next the kitchen the current owners have created a superb light and airy dining room with bi-fold doors and lantern roof. The sitting room has oak flooring with the focal point being a stone fireplace with log burner. To the front is the separate study/family room and a cloakroom with WC and wash hand basin.

First Floor -

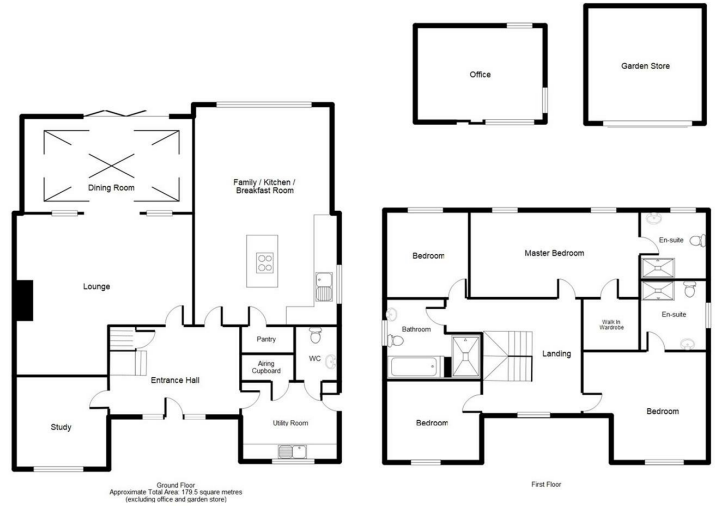
An airy and spacious landing with a window to the front overlooking the driveway and doors to all bedrooms and the family bathroom. The master bedroom features views over the gardens, a walk in wardrobe and an en-suite with limestone tiling, low level WC, wash hand basin and walk in double shower cubicle. The second bedroom too has an en-suite and windows to the front. There are two further bedrooms and family bathroom with WC, wash hand basin, enclosed panel bath and double walk in shower.

Outside -

The property is situated well back from the road. There is a double five bar gate leading to ample and generous parking and turning, with planted lawns. There is gated access which leads down the side of the property to the rear.

The rear garden features a full width sun terrace/patio, and also includes an area of artificial lawn. There is a dwarf wall and steps leading to the remainder which is laid to lawn. To the rear end of the garden is a purpose built detached home office which features sliding doors and window, power and lighting and air conditioning. There is also a further detached brick store with up and over door.

Location - The pleasant quiet village of Charwelton is situated approximately 6 miles South West of the market town of Daventry and 12 miles North West of the market town of Banbury. The village adjoins the Banbury to Daventry Road which allows easy access to both Junction 16 of the M1 and Junction 11 of the M40. The well known beauty spots of Badby woods and Everdon Stubbs are also nearby. Within the village there is a popular public house and there is the historical parish church and also a chapel which was built originally as a Wesleyan chapel. The village hall boasts a very active community centre and there are further facilities in the villages of Badby and Byfield which offer primary schools, health centre, village stores, restaurants and other public houses.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.