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30 Lime Avenue, Daventry
NN11 3PG

Guide price £599,000

Versatile village living with substantial outbuildings, a superb self-contained annexe and exceptional lifestyle appeal.

Lime Avenue is an impressive detached village residence offering beautifully versatile accommodation extending to approximately 2,397 sq ft, complemented by extensive garaging, workshop facilities and a superb self-contained two-bedroom annexe with established income-generating potential.

Occupying a delightful position within this highly regarded South Northamptonshire village, the property provides a rare opportunity for multi-generational living, home working or supplementary rental income, all set within generous and adaptable surroundings.

The main house is both welcoming and thoughtfully arranged, with spacious and light-filled accommodation throughout. A generous dining room provides an ideal setting for entertaining, while the dual-aspect sitting room enjoys an abundance of natural light together with doors opening onto the patio and garden beyond, creating an effortless connection between inside and out.

At the heart of the home is the recently refitted kitchen, finished with an attractive range of base and wall units, wooden work surfaces and integrated appliances, creating a stylish yet practical space for everyday living. The kitchen flows seamlessly into the conservatory, a wonderful additional reception area and a favourite retreat of the current owners, perfectly positioned to enjoy views of the garden throughout the seasons.

Also to the ground floor is a versatile third bedroom/study, ideal for those working from home or requiring additional guest accommodation, together with a conveniently positioned shower room.

To the first floor are two generous double bedrooms, including a principal bedroom with built-in wardrobes and en suite bathroom, alongside a further spacious double bedroom and a separate family bathroom.

Externally, the property continues to impress. To the rear, a paved patio provides an excellent space for al fresco dining and outdoor entertaining, enjoying a peaceful village setting.

The property is approached via a gravel driveway with additional parking to the front, leading through to an extensive gravel courtyard offering ample off-road parking for numerous vehicles.

A particularly notable feature is the substantial barn-style garage and workshop, perfectly suited to car enthusiasts, hobbyists or those seeking extensive storage and workspace. Configured to accommodate up to three vehicles, the building also benefits from an inspection pit and extensive workshop space.

Positioned above the garaging is a superb self-contained annexe offering outstanding flexibility. The accommodation comprises an open-plan kitchen/sitting room with fitted units and breakfast bar, two bedrooms and a bathroom. The annexe has proven income-generating potential and would equally suit independent family living, guest accommodation or holiday letting opportunities.

In addition, there is a useful home office and store room, which could be incorporated into either the annexe or the main house depending on individual requirements.

Location

Eydon is a picturesque and highly regarded South Northamptonshire village, renowned for its attractive ironstone properties, rolling countryside and strong sense of community. Much of the village falls within a Conservation Area, preserving its charming rural character.

Village amenities include The Royal Oak public house and restaurant, parish church, village hall, sports field and recreational grounds, together with Oboe Fine Wines, Dodds Manor Farm Shop and a visiting butcher's van. The village community is particularly active and well supported.

Further everyday amenities can be found in nearby Byfield, Woodford Halse and Culworth, while more comprehensive shopping, leisure and educational facilities are available in Banbury, Brackley, Towcester and Daventry.

The area is exceptionally well connected, with access to the M40 at Junction 11 (Banbury) approximately 11 miles away. Mainline rail services are available from Banbury to London Marylebone from around 60 minutes, and from Milton Keynes to London Euston from approximately 35 minutes.

The area is also renowned for its excellent range of independent schooling including Winchester House, Beachborough, Carrdus, Bloxham School, Tudor Hall, Stowe and Rugby School.

A wide range of leisure pursuits are available locally including golf at Cherwell Edge and Staverton, motor racing at Silverstone, horse racing at Warwick and Stratford-upon-Avon, sailing and fishing at Boddington Reservoir, together with tennis, bowls and leisure facilities nearby.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS E.

30 Lime Avenue, Eydon, NN11 3PG
Main House Approx. Gross Internal Area:- 144.71 sq.m. 1558 sq.ft.
Garage & Workshop Approx. Gross Area:- 74.34 sq.m. 800 sq.ft.
Office / Store Approx. Gross Area:- 30.35 sq.m. 327 sq.ft.
Annexe Approx. Gross Area:- 47.57 sq.m. 512 sq.ft.
Total Approx. Gross Area:- 296.97 sq.m. 3197 sq.ft.

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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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rightmove.co.uk The UK's number one property website

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.