

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



92 Edgehill Drive, Daventry
NN11 0WG

£385,000



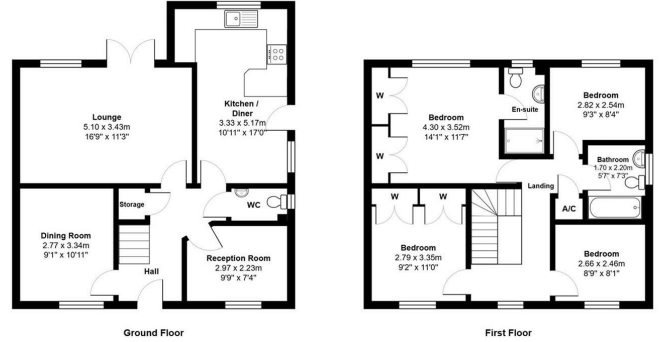
A well presented detached family home, ideally positioned on the highly sought-after Lang Farm development. Offering spacious and versatile accommodation throughout, this property is perfectly suited to modern family living.

The ground floor boasts a welcoming entrance hall leading to a generous lounge with patio doors opening onto the rear garden, creating a bright and airy living space. The kitchen/breakfast room features built-in appliances, complemented by separate reception rooms including a dining room and a study-ideal for both entertaining and working from home. A convenient ground floor cloakroom completes the accommodation.

To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from built-in double wardrobes and an en-suite shower room. The remaining bedrooms are served by a family bathroom.

Outside a significant investment has been made to create a truly exceptional rear garden. Thoughtfully landscaped, it features elegant limestone paving, bespoke raised beds crafted from interlocking larch boards, and a charming Dutch-made summerhouse complete with power supply-perfect for use as a garden retreat or workspace. The garden is beautifully stocked with a variety of planting, including fruit trees, a striking Japanese Maple, and a relatively rare, mature Golden Honey Locust (*Gleditsia triacanthos*), providing both character and seasonal interest. To the front, a mature Wisteria adds further kerb appeal.

Further benefits include a single garage, and driveway parking to the rear
Viewing is advised



Total Area: 113.0 m² ... 1217 ft²

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		



Zoopla.co.uk

NATIONAL ASSOCIATION OF ESTATE AGENTS
NAEA
ESTATE AGENTS

Ombudsman
www.oea.co.uk

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.