



**15 Fotheringhay Close, Daventry  
NN11 2AG**

**£665,000**



This exceptional detached home, designed by Crest Nicholson to their highly sought-after Union style, occupies a generous corner plot with superb landscaped gardens, and enjoys a picturesque outlook over open parkland and countryside, just moments from scenic canal side walks and nature trails.

Impeccably styled for modern living, the home offers a beautifully balanced layout of both open plan and private spaces, ideal for family life and entertaining alike.

On the ground floor, a spacious entrance hall leads to a stunning, light-filled open plan kitchen/dining/living area, the heart of the home, complete with a central island and breakfast bar and expansive bi-fold doors opening onto the garden. A separate living room offers a cosy retreat, while a dedicated study provides invaluable space for home working.

Upstairs, the impressive principal bedroom is a true sanctuary, featuring striking balcony skylights, air conditioning, and a luxurious en-suite shower room. Three further generous double bedrooms include one with an additional en-suite, ideal for guests or family.

The property also boasts excellent storage solutions, including a partially boarded loft with pull-down ladder, and a fully boarded garage loft, perfect for seasonal or long-term storage.

Externally, the beautifully landscaped gardens offer a full-width sun terrace with a 6.8m x 4m glass veranda featuring electric awnings, as well as an irrigation system to keep the grounds looking their best. A fenced driveway provides both privacy and security, with space to comfortably park six vehicles.

TOTAL sq. ft 2279 to include the garage

Further features include a comprehensive alarm system, CCTV, and air conditioning, ensuring comfort and peace of mind year-round.

**Location** - This newly built community of homes at Monksmoor Park, is designed to be within easy reach of open countryside, the amenities of Daventry town centre and other existing local services. Located in Daventry, within the picturesque county of Northamptonshire, this development has excellent transport links with close proximity to the M1 or trains into London from Long Buckby. With a new primary school, village green, selection of local shops and nature trails throughout. Daventry town centre is less than a 30 minutes walk away, where on Tuesdays and Thursdays you can enjoy the local market and on the first Saturday of the month, a bustling farmers' market comes to town. With public rights of way extending up to the Grand Union Canal, from a simple pleasure walker to the serious hiker, there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside.

**Ground Floor** - A stunning reception hall with vaulted ceiling, and glass balustrades on the staircase making it a light and airy inviting space. The tiled floor flows through the hall with double doors into the 34ft kitchen/dining/family room. The kitchen is fitted with high quality white gloss cabinets with work surfaces and a comprehensive range of quality appliances. An island unit provides breakfast bar and ceramic hob under a chrome extractor. Twin sets of bi-fold doors lead into the garden making this an extremely light and airy space. Double doors lead to a spacious sitting room with windows to the front and there is separate study. The ground floor also has a useful utility room with matching units and cloakroom with WC and wash basin.

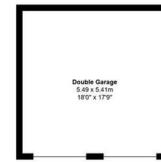
**First Floor** - A spacious landing leads to all bedrooms and overlooks the entrance hall below. The light and airy master bedroom features twin balcony sky lights which overlook the park and countryside beyond. There are fitted wardrobes and high quality contemporary styled en-suite with WC, wash basin and double shower. There are three further double bedrooms one of which also has an en-suite. The contemporary styled family bathroom has WC, wash basin and panel bath with shower screen.

**Outside** - The property benefits from a large plot and overlooks parkland. To the front is off road parking standing in front of the double garage. The superb landscaped gardens features a glass veranda with electrically retractable fabric awning ideal for alfresco dining and entertainment. The gardens feature numerous planted borders and lawned areas. The garden faces a Westerly direction.

**Double Garage** - With twin electric roll up doors.

**Maintenance Charge** - Annual Charge For the maintenance of communal grounds and parks in and around Monksmoor Park is approximately £300 payable to the Monksmoor Park Community Interest Company Limited. SUBJECT TO CHANGE.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS F.



Approximate Area = 1958 sq ft  
Garage = 221 sq ft  
Total = 2279 sq ft



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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.