



01327 878926

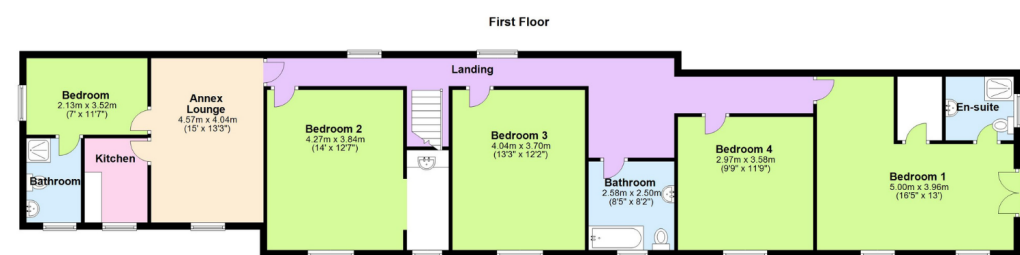
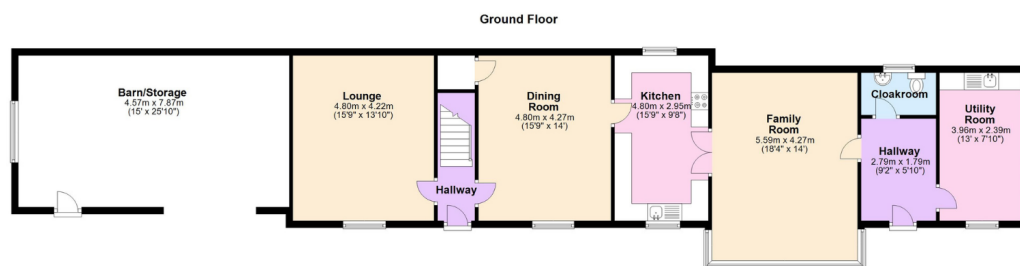
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2 James Watt Close, Daventry NN11 8RJ

**campbells**  
of Braunston



4/5 Bedrooms | 1 Bathroom | 3 Reception Rooms | Triple Garage



Total area: approx. 298.3 sq. metres (3210.4 sq. feet)



## LOCAL PROPERTY EXPERT MARK HEYCOCK



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✉️ mark@campbell-online.co.uk

"Why has dealing with Mark and his team at Campbells been so good?"

Firstly, speed and close attention was very good indeed and is so often needed in conveyancing where parties for instance in a chain are being slow or not helpful or just inefficient.

Mark was ahead of the game in teasing out these sorts of things. We certainly had one or two difficulties and Mark was able to sort out solutions.

Secondly, amenability and a courteous approach is important at it is so often necessary to gently and patiently talk to the parties to sort out problems and issues and bring matters to a conclusion."

**James Williams about Mark and our Daventry Team**

# SOUTHVIEW-NIBBITS LANE

BRAUNSTON, NN11 7HZ

- ✔️ Stunning Rural Views
- ✔️ Separate Annex If Required
- ✔️ In Need Of Updating
- ✔️ Four/Five Bedroom Detached Property
- ✔️ Approximately Four Acres Of Land
- ✔️ Oil Fired Central Heating System
- ✔️ Plenty Of Further Potential
- ✔️ Detached Garage/Workshop
- ✔️ Close To Local Amenities

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



**'Southview' is a substantial four/five bedroom detached property on the edge of Braunston with a large garage/workshop, a barn ideal for conversion and approximately four acres of adjoining land also there is no upper chain.**

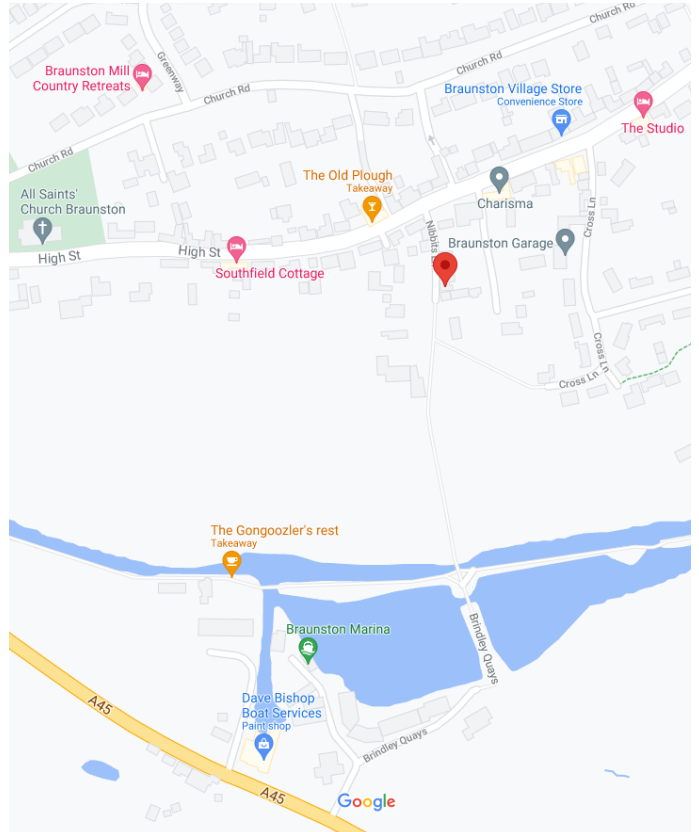
This well proportioned property offers generous but flexible accommodation, in a quiet and scenic rural location. The property is located at the end of a quiet lane just off Braunston High Street, it would be fair to say that the property is in need of modernisation throughout, however subject to correct planning consents on the barn and the garage this substantial property could be a very special family home. The land is separated from the properties garden by a fenced public footpath which leads to the Braunston Marina via a hump bridge and Nibbits lane which will lead you onto the village High Street. The southern boarder of this land offers direct access onto the Grand Union Canal, this boundary has previously been used for moorings and offers the potential for at least three canal moorings subject to the correct waterways approval. Access to 'Southview' from Nibbits Lane is via a five bar gate which opens into a large parking area with comfortable parking for at least four vehicles and further covered parking in the barn if required. The ground floor presently consists of two entrance hallways, three large reception rooms, a spacious kitchen, ground floor cloakroom plus a good sized utility room and then there is also a huge barn which has plenty of further potential, subject to planning consents.

On the first floor, a large landing leads you to four great sized double bedrooms all with glorious countryside views towards and over Braunston Marina, the largest bedroom has en-suite facilities and a walk in wardrobe and there is also a family bathroom. The landing also leads to a first floor annex which has a separate lounge, a fitted kitchen and a double bedroom with a en-suite shower room. This could be used as a separate family annex, guest accommodation or you may even consider to let this area of the property for additional income - there are plenty of options to suit. Further benefits include oil fired central heating and UPVC double glazing throughout. To the side of the property there is a large hardstanding offering plenty of additional parking forward to the triple detached garage/workshop and once again with the correct planning permissions this area offers a great development opportunity. This spacious property has a large mature terraced front garden and being south facing it really captures the sun and the views from the large sun drenched paved patio area are just amazing as it overlooks the four acres of land included in the sale of this substantial property, the Northamptonshire countryside and Braunston Marina - this area provides a private tranquil relaxing seating area where you can enjoy the summer sunshine all day and is a perfect place to unwind.



**LOCATION**

Braunston is a highly regarded and vibrant village with plenty going on within the village, if you like getting involved. Nicely tucked away in the beautiful rolling Northamptonshire Countryside, its main claim to fame is its canal junction between the Oxford and the Grand Union Canals, which was once a very important part of the National Transport System. The local amenities are just a short walk away from the property and include a supermarket, post office, chip shop, garage, butchers and the village primary school. The village also boasts a number of pubs and a church. The Oxford and Grand Union canals are clearly a feature of this village along with the busy marina, you must take a walk along the canal if you have never been there as it is stunning with rolling countryside surrounding the village making Braunston the perfect place to live. The Canals around the village no longer carry much freight and are now used mostly for pleasure boating. The highly regarded Marina, which is a hive of activity during their Annual Boat Show at the end of June. If you need to commute, life in Braunston is made easy with the A45 and A5 only a few minutes away, leading to the main motorways (the M1 and M40 only 15 - 20 minutes away). If you prefer commuting by train, Rugby (6 miles) and Long Buckby (5 miles) provide excellent services - you can catch a fast train to London Euston in under an hour! Birmingham Airport is 40 minutes away and Luton is just over an hour.



**Council Tax: Band F EPC: Rating D**

**"As the name 'Southview' would suggest, this imposing property offers unrivalled southernly views over the stunning Northamptonshire countryside and Braunston marina, the canal side boundary also offers the potential for three canal moorings subject to the correct waterways approval."**