



01327 878926



www.campbell-online.co.uk



2 James Watt Close, Daventry NN11 8RJ

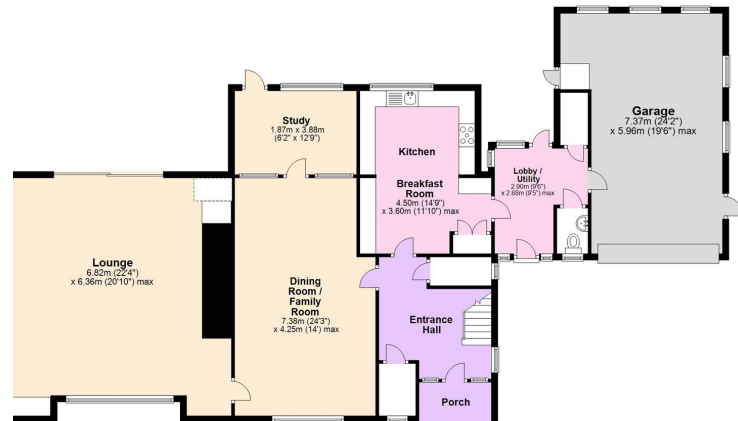
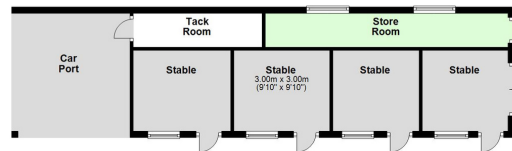
# campbells

of Napton

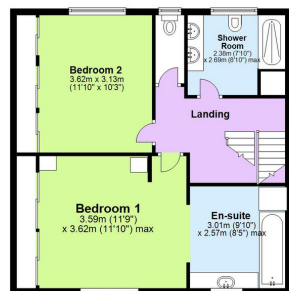


4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Double Garage

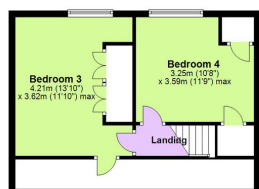
Ground Floor



First Floor



Second Floor



## LOCAL PROPERTY EXPERT STAN FRENCH

☎ 01327 878926

📞 07980 668096

✉ stan@campbell-online.co.uk

My experiences with agencies & solicitors in the past have not been great, so when I found a house in lockdown that suited my budget and locality I approached Campbells with some trepidation. I need not have worried. From the start of my negotiations and referral to the Conveyancing Team, everything went very smoothly. Stan guided me through every obstacle (and there were a few) with respect and professionalism throughout. After completion I had a couple of grievances with the previous owner, and although Campbells weren't entirely responsible for this, Stan went out of his way to help until the situation was resolved. I would not hesitate to recommend Campbells and especially Stan who I hope is a valued member of your team in Daventry. Keep up the good work.. and give Stan a big pat on the back! He's a treasure you need to hang on to!

**Jilly Ward about Stan and the Campbells Team**



## GREENACRES

SOUTHAM ROAD, NAPTON CV47 8NG

- ✔ Close to Major Road and Rail Links
- ✔ Stacks of Potential
- ✔ Village Location
- ✔ Four Bedroom Detached
- ✔ Double Garage
- ✔ Ample Parking
- ✔ Approx 3 Acre Plot
- ✔ Stunning Views
- ✔ Private Garden

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.



**Four Bedroom Detached Property for Sale in Napton Warwickshire on a generous 3.11 Acre Plot with Paddock Land and Stables.**

Built circa 1956 by local builder Gordon Sharples in conjunction with the owner this amazing home started life as a three-bedroom detached with two feet extra all round "in case I decide to extend" and has gradually grown into what is now a very large four-bedroom home. An engineer by trade, the owner liked everything done meticulously. When his daughter took an interest in horse in 1972 Dad built four stables with a hayloft and tack room - they then went on to breed Connemara ponies. The substantial paddock easily accommodated them. There's a disused Dutch barn on the paddock as well as a natural spring pond and water trough fed by mains water. A cultivated garden for the house has a hidden surprise - there's a sauna at the top of the garden hidden by fir trees so you do feel like you are in Scandinavia.

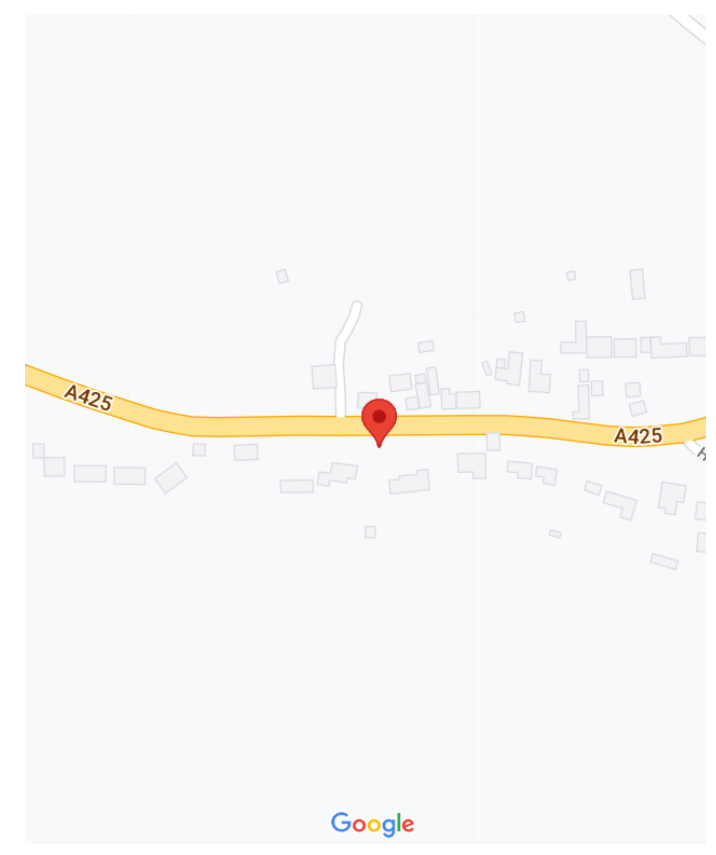
The house itself is built over three floors with the main bedroom on the first floor benefitting from an en-suite. Downstairs the space is vast with two very large reception rooms, a good size kitchen breakfast room, study, utility, and downstairs WC. It's fair to say you'd probably want to do some cosmetic alterations, but the property has good strong bones to it. There is a lot of potential for a change of layout and to really get creative. It would be great to see a modern twist with the original features staying in toe. Outside as well as the stables and paddock there is substantial parking and a double garage, not only that but you even have the bonus of a vegetable patch to the front if you want to live the good life - The property that keeps on giving. If you are looking for a property for my little pony or with land this is one not to miss.



**LOCATION**

Napton-on-the-Hill is a beautiful village set in the rolling hills of Warwickshire with a population of just over 1,000. It has its own website <http://www.napton-on-the-hill.co.uk/>

This web site provides an historical perspective of its past & present in terms of its families and people. Visitors can see for themselves the charm and tranquillity of an old, well established and very English village. There are many amenities, clubs, and pubs as well as a school. I'd definitely visit the Cidery!



Council Tax: G      EPC: E

"A very quirky property with fantastic potential. Definitely one we would like to revisit in a few years time to see what the lucky new owners have done with the place. "

