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 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Staverton*



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



# THE WATCH, GLEBE LANE


## STAVERTON, NN11 6JF

-  Five Minute Drive From Daventry Town and Amenities
-  Large Gated Driveway for Several Vehicles
-  Four Bedroom Detached Property
-  Desirable Quintessential Northamptonshire Village Location
-  Separate Dining Room and Living Room
-  Large, Private, South Facing Garden
-  Large Utility Room and Downstairs Cloakroom/WC
-  Large Kitchen/Breakfast Room
-  Highly Desirable Family Home

## LOCAL PROPERTY EXPERT JAMIE CAMPBELL



 01327 878926

 07812 063515

 [jane@campbell-online.co.uk](mailto:jane@campbell-online.co.uk)

Both Jamie and Sian could not have been more helpful or professional during our entire purchase, from initial viewing to keeping in touch with us regularly to update us on progress.

We would recommend them both - and Campbell's in general - without hesitation. Thank you!

**NAME: Lesley, Staverton - 1st February 2023**  
**ABOUT: Jamie and Sian**

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.





## LOCATION

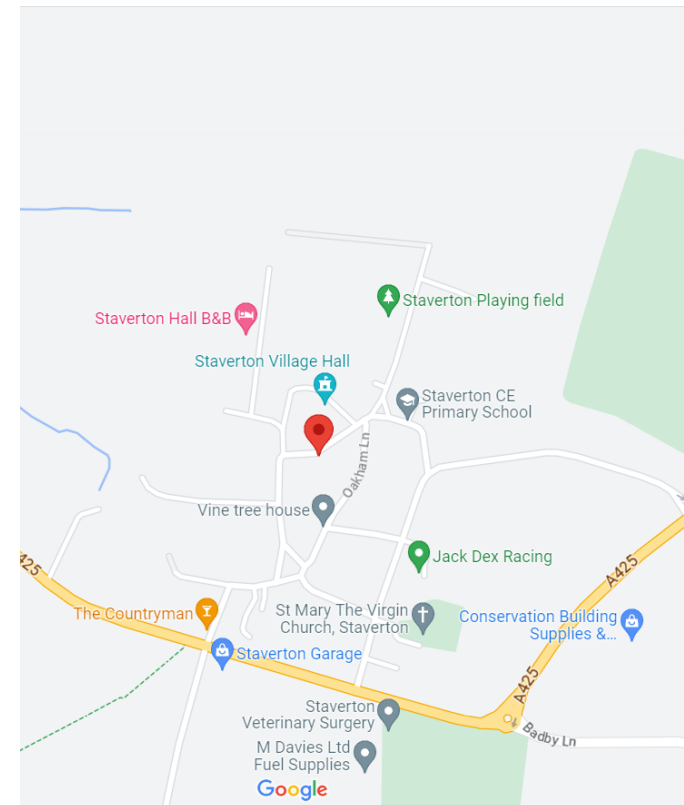
Staverton is a village full of history and is mentioned all the way back in the Domesday Book of 1086 as 'Stavertone.' At the end of Manor Road (just around the corner) is the Manor House which is thought to date all the way back to Anglo-Saxon times. Staverton is a highly desirable village location that sits just over two miles from Daventry where you will find plenty of local amenities. That is probably one of the most popular reasons why a lot of people choose the village because it is close enough to Daventry for convenience but far enough way for the peace and quiet! Staverton itself benefits from countless country walks – take a look at northamptonshirewalks.co.uk and you will see there is quite a few in the area. Staverton has a great local community and there is also a church and the popular 'Countryman' just around the corner which is just the ideal countryside pub (they serve food too!) For the keen golfers amongst you, there is Staverton Park just around the corner too which offers 150 acres of peaceful parkland and includes a leisure club, gym, swimming pool and of course, an 18 hole golf course. Staverton is a village full of history. Staverton is mentioned all the way back in the Domesday Book of 1086 as 'Stavertone.' At the end of Manor Road (just around the corner) is the Manor House which is thought to date all the way back to Anglo-Saxon times. Staverton is a highly desirable village location that sits just over two miles from Daventry where you will find plenty of local amenities. That is probably one of the most popular reasons why a lot of people choose the village because it is close enough to Daventry for convenience but far enough way for the peace and quiet! Staverton itself benefits from countless country walks – take a look at northamptonshirewalks.co.uk and you will see there is quite a few in the area. Staverton has a great local community and there is also a church and the popular 'Countryman' just around the corner which is just the ideal countryside pub (they serve food too!) For the keen golfers amongst you, there is Staverton Park just around the corner too which offers 150 acres of peaceful parkland and includes a leisure club, gym, swimming pool and of course, an 18 hole golf course.



## Four Bedroom Extended Detached Property For Sale in Staverton, Northamptonshire.

This delightful property offers an array of benefits including a sizeable, gated driveway to the front with parking for several vehicles. Parking will never be a concern with such a generously sized driveway. You can see from the photos at the end that the property is placed in a very scenic part of the village. It is in fact, a conservation area. Its peaceful and picturesque surroundings create an idyllic setting. Furthermore, Staverton it is conveniently located just a 5-minute drive from Daventry Town and its abundant amenities. There is more information on the area further on. Other features of the property include a large, south facing, private rear garden that has clearly been meticulously looked after for many years. The property itself was built in the 1960's although with its wealth of character you could be mistaken for it for being older. It also went through various changes in the 1980's. It has been a well-loved family home that is ready to be brought into its next chapter. We are aware the property will need modernising inside, but we can assure you this is all aesthetic. The property itself has been well looked after from top to bottom and presents itself as a fantastic opportunity for a family to come along and put their own stamp on it. The previous garage is split into two with a partition wall. Flexibility is key here, as the partly converted garage offers additional space that can be tailored to suit your preferences. Meanwhile, a large utility room enhances the practicality of the usual household jobs. Upon entering, you are greeted by a large entrance hall and porch, providing a warm and inviting ambiance.

The heart of this home lies in its large kitchen/breakfast room. The separate dining room and living room provide ample space for entertaining guests or enjoying cozy evenings. The downstairs cloakroom/WC adds convenience and practicality. As you step out through the rear doors, you will find a large, private, south-facing garden, offering a beautiful retreat for relaxation and outdoor activities. With its expansive lawn, generous patio area, and the gentle presence of mature trees and shrubberies lining the borders, this outdoor oasis is truly enchanting (especially in the sunshine). Double French doors from the dining room provide a seamless connection to the garden. Upstairs there are three double bedrooms and a sizeable single. Bedroom one has an en-suite bathroom and there is an additional family shower room. The landing is also very spacious. Upstairs also boasts delightful features such as lovely views from bedroom one and two of the rear garden, dual aspect windows in bedroom two and built-in cupboards in bedrooms two and three. The property features UPVC double glazed windows and cavity wall insulation, helping with energy efficiency. Don't miss out on the opportunity to make this attractive property your own. Embrace the tranquillity and charm it offers and indulge in the beauty of village life combined with convenient access to nearby amenities.



Council Tax: Band E EPC: Rating D

*"The Watch' is a wonderful family home, located in the highly sought-after and quintessential village of Staverton in Northamptonshire."*