



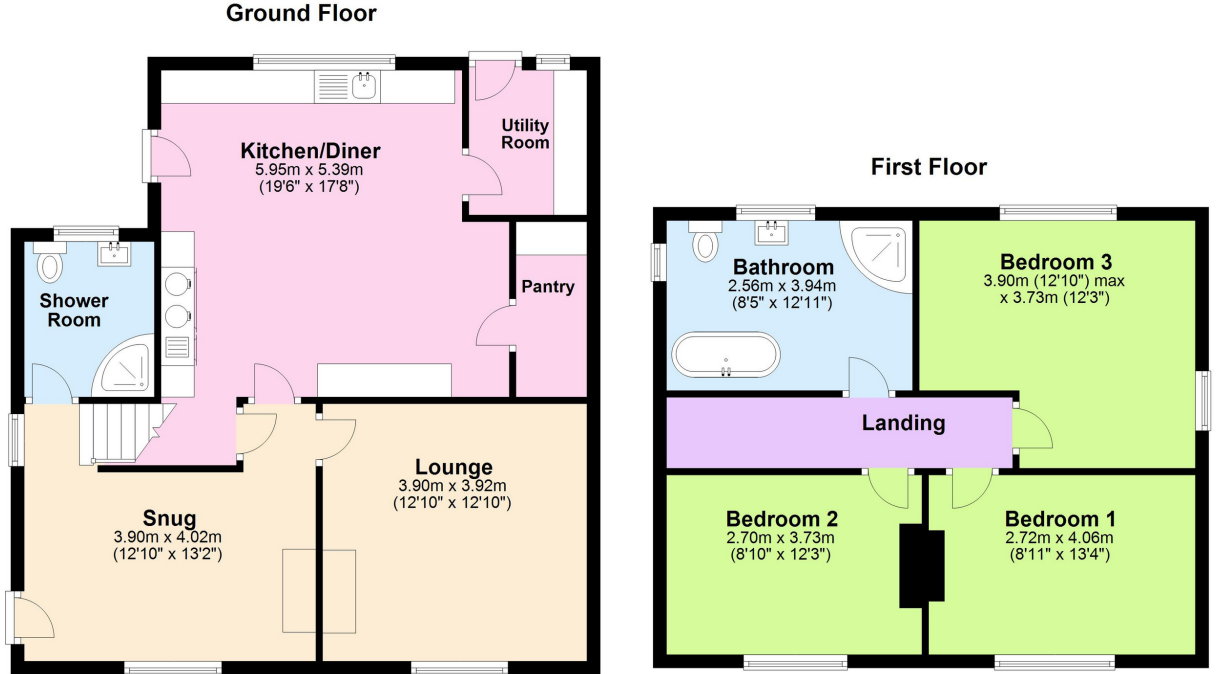
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Staverton












3 Bedrooms | 2 Bathrooms | 2 Reception Room | Off-Road Parking



BARNBROOK COTTAGE

STAVERTON NN11 6JD

-  Extended Detached Property In Staverton
-  Quiet Popular Village Location
-  Large Modern Kitchen/Diner
-  Ground Floor Shower Room
-  Three Double Bedrooms
-  Two Reception Rooms
-  Stunning Bathroom
-  No Upper Chain
-  Off Road Parking



LOCAL PROPERTY EXPERT MARK HEYCOCK

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We chose Campbells estate agents to sell our house purely because of Mark Heycock.

We have had the pleasure of buying through Mark in the past and it was therefore a no-brainer to chose him when we wanted to sell.

Mark is knowledgeable of the market, dedicated to his clients and enthusiastic about his job. He will push boundaries to get the job done even through the most difficult of times (the sale I referred to earlier took place during the covid pandemic).

I would have absolutely no hesitation in recommending Mark Heycock and Campbells.

NAME: Diane, NN11 - 17th April, 2023
ABOUT: Mark

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.



Having undergone a major refurbishment a number of years ago this stunning village property offers an enchanting blend of a traditional character cottage with the comforts of a lovely modern twist.

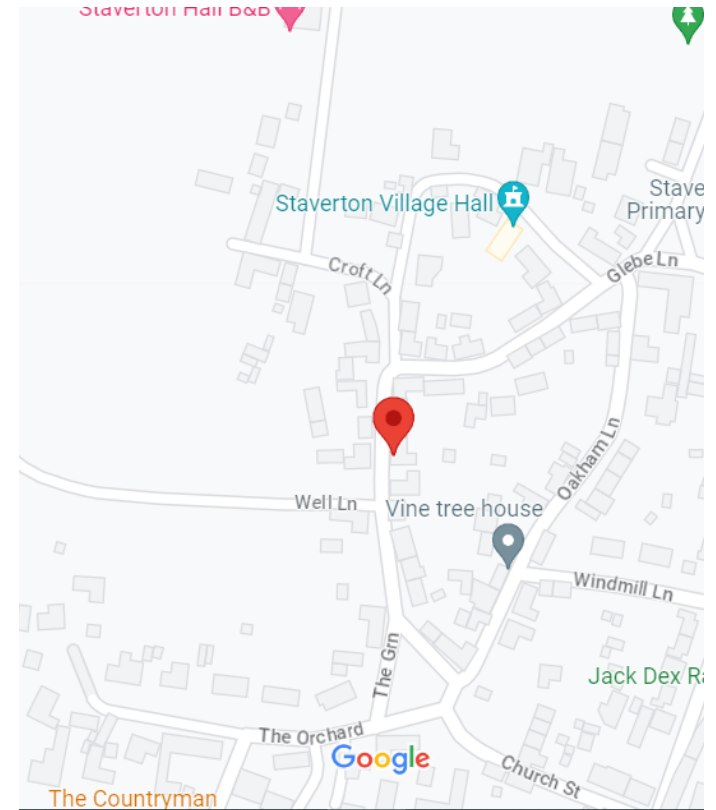
Located in a tranquil setting, Staverton boasts a close-knit community and a peaceful atmosphere, perfect for those seeking a countryside lifestyle in a very quiet village. The village is surrounded by the scenic Northamptonshire countryside providing ample opportunities for outdoor activities, nature walks, and exploration. As you step into this spacious cottage, you'll be greeted by a warm and inviting entrance snug with a feature inglenook fireplace housing a wood burner, this area showcases the cottage's unique character, with exposed beams, rustic elements, and a cozy atmosphere that instantly feels like home. This lovely entrance area offers access to a charming living room, where you can unwind by the fireplace and relax, a well-appointed ground floor shower room and a large extended kitchen/dining area, offering a lovely modern twist with plenty of storage and ample space for a large dining room table and chairs, the kitchen which was updated a few years ago and offers the convenience of a modern home, able to sate your culinary needs. Adjacent to the kitchen, is a useful utility area and a large pantry. Upstairs, you'll find three spacious well designed bedrooms, each able to accommodate a double bed offering a peaceful retreat for relaxation and rest.

The cottage's inherent charm continues throughout the bedrooms, with ample natural light. The well-appointed bathroom ensures comfort and functionality, with modern fixtures a free standing bath and a separate shower enclosure offering a relaxing atmosphere. This spacious cottage also benefits from UPVC double glazing and gas central heating throughout. Outside, the cottage boasts a private picturesque rear garden which captures plenty of summer sunshine, with steps up to a nice sized lawn, a very tranquil area where you can enjoy a morning coffee while enjoying the peaceful surroundings or have friends round for a much livelier BBQ. With its idyllic location in Staverton, this spacious cottage captures the essence of countryside living while still being within easy reach of nearby amenities and services. Northamptonshire's natural beauty, charming villages, and cultural attractions are just a short distance away. If you dream of owning a charming and characterful home in the heart of Northamptonshire, this three-bedroom cottage in Staverton is an opportunity not to be missed. Contact the Campbells team today to arrange a viewing or to receive further details, you will not be disappointed.



LOCATION

Staverton is a very pretty and sought after village located just a couple of miles from the market town of Daventry, providing the perfect balance of quiet country life but with all the amenities that you will need just five minutes' drive away. If a walk in the country (or indeed a run or cycle) is your idea of fun, then you are spoiled for choice, with Staverton and its neighbouring villages surrounded by beautiful Northamptonshire and Warwickshire countryside. Staverton has a fabulous community, with St Mary the Virgin church, dating back to the 14th Century at the heart of it. The Countryman Public House has everything that you would envisage a country pub to have, offering a great selection of food and drink and also providing a takeaway service if you fancy a night in without having to do the cooking! If you happen to be a keen golfer, you are spoilt for choice, with Staverton Park Golf & Country Club on the outskirts of the village heading towards Daventry and just a few minutes away in the neighbouring village of Hellidon, can be found Hellidon Lakes. Both facilities offering gyms and swimming pools. On occasions that you do need to travel further afield, the M1 motorway is just 10 minutes' drive away, whilst the M40 can be accessed at either Gaydon or Banbury within 20 minutes.



Council Tax: Band D

EPC: Rating D

"Nessled in the picturesque village of Staverton, this property is much bigger internally than you may think."

