



1 DRAYTON PARK  
Daventry, NN11 8TB

 DAVID COSBY  
ESTATE AGENTS



# 1 Drayton Park

Daventry, NN11 8TB

Total GIA Floor Area | Approx. 279 sqm (3003 sqft)



5 Bedrooms



2 Receptions



3 Bathrooms

## Features

- Large Private Corner Plot
- Drayton Park Location
- Five Bedrooms
- Two Reception Rooms
- Family Bathroom and En-suite
- Scope for modernisation
- South facing Conservatory
- Integral Double Garage
- Gated vehicular access
- No onward chain

## Description

A substantial, executive five-bedroom detached property centrally positioned on a generous corner plot with wrap around gardens. Located within the highly sought-after area of Drayton Park this individually designed property has attractive half-hip roofs with contrasting brick dentil courses and quoins. The property has scope for modernisation and is available with no onward chain. Approached via double-swing vehicular gates with separate pedestrian entrance gate, the sweeping drive leads to the main entrance and integral double garage. Internally, the property features a large central entrance hall with half-winder staircase leading to the galleried landing above. The principal ground floor room is the dual aspect living area with patio doors to the rear south facing garden, bay window to the front aspect and large feature inglenook fireplace with facing brick surrounds and hearth. The large kitchen / breakfast room and the dining room lead off from the entrance hall and there is a good-sized utility area, shower room, downstairs cloakroom, as well as a double garage. At first floor, the property has a dual-aspect master bedroom with walk in wardrobe and large en-suite bathroom, and there are four further bedrooms, and a family bathroom.



Drayton Park is located close to Daventry town centre and overlooks Drayton Reservoir. The development consists of executive homes with large plots which are enhanced by attractive open landscaped green spaces, some of which are in a waterside setting with well-maintained hedges and grass verges.

# The Property

## Entrance Hall

The large, centrally positioned entrance hall is approached via a good-sized enclosed porch. All principal rooms, and the first-floor landing, are accessed from this entrance hall and there is good natural lighting provided by the large window overlooking the front aspect.

## Living Room

The substantial living room is carpeted throughout with large bay window overlooking the front aspect and French doors opening out onto the south facing rear garden. The large inglenook fireplace is centrally positioned providing an attractive focal point to this room.

## Kitchen / Breakfast Room

The kitchen breakfast room is well appointed with a good range of wall and floor mounted cupboards and granite work surfaces along three of the elevations. There is an integrated dish washer and Neff oven and microwave. Windows overlook the rear and side gardens and there is ample space for dining table and chairs. A door leads to the large utility area.

## Utility

The large utility area has floor to ceiling built in storage cupboards with modern stainless-steel sink and work top unit fitted below the side window. There is space for a washing machine and fridge freezer. A shower room leads off of the utility and there is also access to the double garage and a door to the side garden.

## Downstairs Shower Room

The useful downstairs shower room is fitted with a shower cubicle, WC and wash hand basin and incorporates a mechanical extract vent. Perfect after sporty or muddy activities for both family and pets!

## Conservatory

Built off facing brick cavity walls, the stained hardwood conservatory with double glazed panes wraps around the dining room and overlooks and opens out on to the garden. A good space for entertaining, relaxing or a play space for the children.

## Downstairs Cloakroom

The downstairs cloakroom is accessed from the front hallway. It is fully tiled and fitted with WC and wash hand basin set into a fitted storage vanity unit with a modern wall mounted, chrome heated towel rail.



# The Property

## First Floor Landing

The impressive galleried landing is accessed from the centrally located half-winder staircase leading to all main rooms.



## Master Bedroom

The expansive master bedroom has dual aspect windows overlooking the front garden and benefits from a built-in walk-in-wardrobe and large en-suite bathroom.

## En-Suite

A luxurious space, fully tiled with bath and shower over, WC and wash hand basin fitted into a vanity wall and storage unit with a wall mounted, modern chrome heated towel rail.



## Bedroom Two

The second generously sized double bedroom sits at the rear of the property and has large built-in storage wardrobes, again with dual aspect windows overlooking the rear and side gardens.

## Bedroom Three

Bedroom three is another good-sized double room situated at the rear of the house with dual aspect windows to the side and rear garden. Again, benefitting from built in wardrobes.

## Bedroom Four

Bedroom four is a small double or good-sized single sitting at the front of the property. With built in shelves and storage unit this room is currently used as a study area.

## Bedroom Five

Bedroom five occupies a central position looking over the rear of the property and again is a small double or good-sized single room.

## Family Bathroom

The family bathroom has been fully tiled and is fitted with a large shower cubicle, separate bath, WC and wash hand basin set into a vanity unit. A wall mounted mirrored unit and chrome heated towel rail complete this modern, relaxing space.

# Grounds

## Front Aspect

The property is entered via double-swing vehicular gates with intercom system and separate pedestrian gate. These access gates are set within a brick entrance way leading to a large block paviour driveway which sweeps around to the double garage and can accommodate parking for several vehicles. Established greenery provides a natural screen to the front of the site which is also partly laid to lawn with extra gravelled parking space to the side of the property leading to the rear and side gardens.

## Rear Garden

The rear garden wraps around each side of the house and is separated into a grassed area to the side suitable for a children's play area, 'Zen' garden and a generous decking area, perfect for entertaining.

## Garage

The property has a large, integral double garage with separate up-and-over doors opening out on to the front driveway with pedestrian door accessed internally from the utility area.



## Location

Drayton Park is located close to Daventry town centre and overlooks Drayton Reservoir. The development consists of executive homes with large plots which are enhanced by attractive open landscaped green spaces, some of which are in a waterside setting with well-maintained hedges and grass verges.

Drayton Park also benefits from being close to the former Daventry-Braunston railway which is now a mature area of attractive planting within which a footpath and cycleway provide a pleasant route to Daventry Town Centre.

Daventry itself is surrounded by beautiful countryside, picture postcard villages and easy commuting. As well as the many independent shopping outlets along the pedestrianised Sheaf Street, there are larger retail outlets and good local sporting facilities. For those who enjoy the outdoors, there are plenty of walks to explore nearby, such as the Daventry Country Park and Borough Hill.

Daventry offers superb commuting links for professionals and families alike. Sitting at the heart of England's motorway network ensures easy access to major routes like the M1, M6, and M45. For those preferring public transport, Long Buckby railway station is a short drive away, offering regular services to Birmingham, Northampton, and London, making daily commutes or weekend getaways convenient.

## Property Information

**Local Authority:** West Northamptonshire Council (Daventry Area)

**Services:** Water, Drainage, Gas, & Electricity

**Council Tax:** Band G    **EPC:** Rating C

## ***Important Notice***

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



Indicative Site Plan (not to scale)



# 1 Drayton Park, Daventry, NN11 8TB

Approximate GIA (Gross Internal Floor Area) Inc. Garage & Conservatory = 279 sqm (3003 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 148 sqm (1593 sqft)



FIRST FLOOR GIA = 131 sqm (1410 sqft)



DAVENTRY  
01327 361664  
[enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)  
[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



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01327 361664   [enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

**[www.davidcosby.co.uk](http://www.davidcosby.co.uk)**