



 01327 878926  
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 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Staverton*












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



## 7 WINDMILL GARDENS


STAVERTON, NN11 6DD

-  Two Spacious Reception Rooms Separated By Steel And Glass Crittall Style Partition
-  Beautifully Finished, Sizeable Kitchen/Breakfast Room And Spacious Utility Room
-  Premium Stone Built Detached Home In An Exclusive Development
-  Extensively Renovated Throughout With High Specification
-  Large Main Bedroom With Generous En-suite
-  Large 340 sq.ft Double Garage With Large Roof Space
-  Beautiful, Low Maintenance Rear Garden
-  Spacious Hallway and Landing
-  Four Double Bedrooms

### LOCAL PROPERTY EXPERT JAMIE CAMPBELL



 01327 878926

 07812 063515

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

I am posting this review as my wife and I can't thank Jamie Campbell and Sian McCurrach for all their help with our move to Norton. Our move wasn't straightforward but Sian and Jamie went above and beyond to get the paperwork chased and made sure they were always available when we needed to check measurements etc. in our new home. I would recommend Campbells to anyone who needs an estate agent and once you have met the team they are more like friends than estate agents and will give you 100% service.

**NAME: Ian, Norton - 21st September 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.





**Everything has been done and very thoughtfully too.  
The current owners have done a wonderful job.**

As you will see from the video and pictures, this property has had an extensive, high specification and very thoughtful renovation. Not a penny has been spared. Staverton is a village full of history. The village is mentioned all the way back in the Domesday book of 1086 as 'Stavertone.' 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! The village also has fibre broadband, again, quite rare for such a quiet village. We don't normally go into so much detail, but we feel it is important to understand just how much work has been completed on this property. The executive cul-de-sac makes for a great setting. The neighbours are friendly, and the house looks wonderful from the front. The stone build compliments the mature hydrangea plants and wisteria when in flower and the current owners have done a cracking job finishing off this look by adding a solid, hardwood stable front door. The double garage is a fantastic size including the roof space (neighbouring properties have converted their respective roof space into living space) There is plenty of parking on the driveway in front for several vehicles. The landscaped rear garden is a great space, enclosed by a Cotswold Stone wall. The garden is mainly laid to lawn but is also accompanied by two attractive patio areas. One gets the sunshine in the morning, the other in the evening. There is also outside power in the garden. Inside, you are initially welcomed by a spacious hallway that connects the downstairs accommodation. All of the downstairs (apart from the kitchen which has simply beautiful natural limestone flooring) has very high-quality Swiss laminate flooring. The stairs to the upstairs have been freshly carpeted.

The lounge has been decorated thoughtfully with a delightful log burner and slate hearth and has dual-aspect windows. It connects to the adjacent study/second lounge by a contemporary steel and glass Crittall style partition wall and door. This allows both rooms to be flooded with as much natural light as possible. The second reception area has a vaulted/pitched roof with Velux windows and double French doors out into the rear garden. There are many attractions to this home, but the kitchen/breakfast room has to be top of the list. It is simply stunning. A fantastic size with plenty of cupboard space and plenty of room for a dining room table if you wish. There is a lovely island too. The Wren kitchen features Quartz worktops, curved open shelving and brushed copper handles. There are even double openings on corner cabinets to make full use of the storage space – as we mentioned, the current owners have thought of everything. The kitchen also features Neff appliances (induction hob, slide and hide oven, microwave oven), wine fridge, instant boiling water tap ('Insinkerator') and combined mixer tap, in stylish matte black over a large Belfast sink. The room in general just flows beautifully as you will see from the video. The kitchen is accompanied by a sizeable utility room too. There is also a downstairs WC that has been recently decorated. Upstairs there is a spacious and bright landing connecting four double bedrooms and a family bathroom. Again, high spec Swiss laminate flooring throughout. The main bedroom has plenty of space for a king size bed and other furniture. It already has built-in wardrobes. The en-suite is stunning. Finished to a luxurious specification with floor to ceiling porcelain tiles, 'Aqualisa' digital power shower, towel radiator, large shower with niches for storage. Two of the bedrooms are used as offices but all four bedrooms are fantastic sizes. Other things to mention include; replaced matte black switches and sockets throughout, freshly skimmed and painted ceilings, freshly painted woodwork, solid oak internal doors, new Worcester gas boiler, new large water tank, new central heating pump, partial re-wire and new consumer unit. As we say, they have done everything. A fantastic job indeed.



**LOCATION**

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.



Council Tax: Band G

EPC: Rating D

"We have invested all our time, money, and energy into renovating this house to the best possible standard- the new owner will simply need to move in, without having to do any work to it.

Our favourite room in the house is the kitchen, which catches the sun and is a beautiful setting for a family meal- although sitting in the living room by the log burner on a cold day is a close second!

At every possible opportunity, we have made choices to use the best possible materials, to give the home a luxury feel and wow factor, along with quality that will last the test of time. The local pub, The Countryman, is exceptional, and like we have become, I'm sure you'll soon be regulars!"

