



6 Grovelands, Daventry, Northamptonshire, NN11 4DH

HOWKINS &
HARRISON

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Northamptonshire, NN11 4DH

Guide Price: £485,000

Nestled in a peaceful cul-de-sac, this substantial and well-established four-bedroom family home occupies a generous plot and offers exciting potential to create an annex. Inside, the property boasts spacious and versatile open-plan living accommodation, perfectly suited to modern family life and entertaining. The well-proportioned rooms provide flexibility for growing families, home working, or multi-generational living.

Ideally positioned close to local shops, highly regarded schools, and beautiful parks, this home combines everyday convenience with a tranquil setting. Offering both comfort and future potential in equal measure, this is a wonderful opportunity to secure a long-term family home in a sought-after location.



Features

- Substantial detached family home
- Cul-de-sac position
- Four bedrooms
- Family bathroom and downstairs cloakroom
- Open plan living accommodation
- Fitted kitchen with adjoining utility room
- Front and rear gardens
- Large plot with potential to create an annex
- Ample off-road parking
- Sought after location close to Daventry town centre.



Ground Floor

You're welcomed into an impressive entrance hall with wood-effect laminate flooring that continues seamlessly throughout the ground floor. The layout is open plan and practical, with a useful downstairs cloakroom. A central staircase leads to the first floor, while the living spaces flow naturally around it. The spacious lounge has a UPVC door opening to the garden, along with French doors leading into a large conservatory, offering a versatile space that can be used to suit your needs. The kitchen/diner is well designed, fitted with modern gloss wall and base units, work surfaces with a 1.5 ceramic sink and drainer, and an impressive gas range cooker with extractor hood. Integrated appliances include a fridge/freezer, microwave, and dishwasher. A matching freestanding island offers additional worktop space and storage. Adjacent to the kitchen, the utility room provides further work surfaces, a round sink, space and plumbing for a washer/dryer, and houses the boiler. There's also a UPVC door giving convenient side access.

First Floor

The landing provides access to all the main rooms, including four good-sized double bedrooms, each with built-in storage. The family bathroom is well-equipped with a standing shower cubicle, a panelled bath with shower over, WC, and wash basin, offering everything you need for comfortable family living.



Outside

The property benefits from generously sized front and rear gardens, mainly laid to lawn and perfect for outdoor enjoyment. The front offers driveway parking for multiple vehicles leading to a double garage with electric shutter doors. Side gated access provides convenient entry to the rear garden, while a paved path guides you to the front door, all bordered by mature shrubs and trees. The substantial rear garden features a paved walkway and seating area, a spacious lawn, and room for shed storage. Fully enclosed with fence panelling and beautifully screened by established trees, it offers a private and peaceful outdoor area.

Planning Permission

Positioned to the side of the existing property, the proposed three-bedroom detached house with a study, benefits from Full Planning Permission (Ref: 2024/1333/FULL).

Location

The pretty village of Newnham is situated about 1.5 miles South of Daventry with Northampton about 12 miles, Rugby about 15 miles and Banbury about 16 miles. It is within easy travelling distance of the M1 (junction 16) M6, M40, A45 and the A14. There are rail services to London and Birmingham from either Rugby, Long Buckby, Northampton or Milton Keynes.

In the village there is a primary school, public house, local store/post office and church all centred round a pretty village green. Lovely countryside surrounds the village with well know beauty spots such as Badby Woods and Everdon Stubbs. Fawsley Hall Hotel is nearby together with golf courses at Farthingstone, Staverton and Daventry.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on Tel: 01327-316880.

Fixtures and Fittings

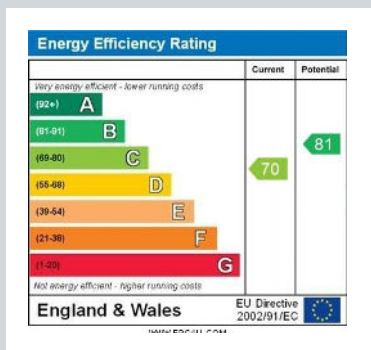
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council Tel:0300-126700
Council Tax Band – E

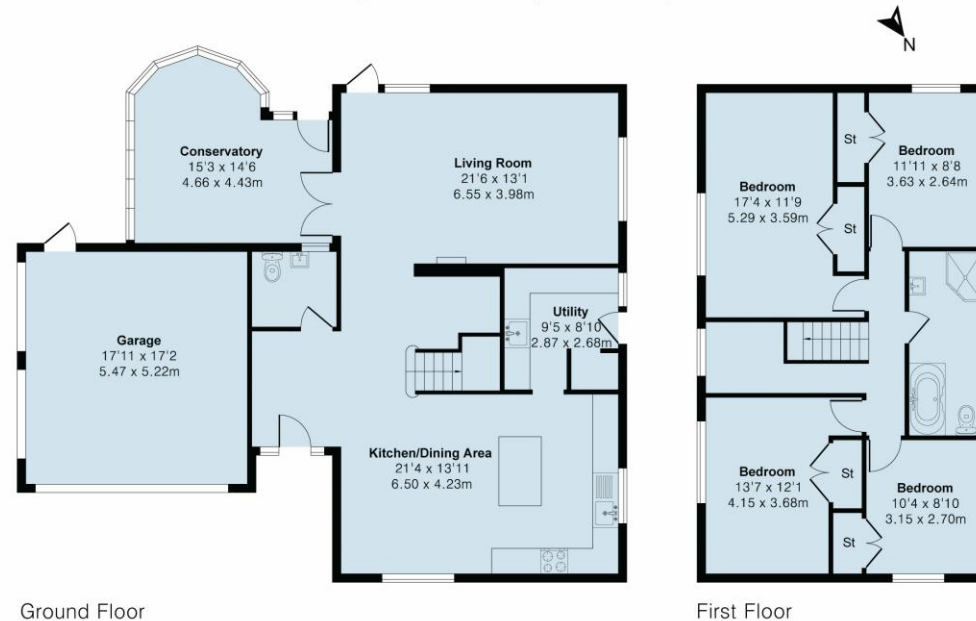


Approximate Gross Internal Area 2211 sq ft - 205 sq m (Excluding Garage)

Ground Floor Area 1094 sq ft – 102 sq m

First Floor Area 796 sq ft – 74 sq m

Garage Area 307 sq ft – 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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