

NEW INSTRUCTION



STEPPING STONES

Manor Close, Charwelton, NN11 3YQ



DAVID COSBY
ESTATE AGENTS



Stepping Stones

Manor Close, Charwelton, NN11 3YQ

Total GIA Floor Area Inc. Garage | Approx. 195 sqm (2099 sqft)



4/5 Bedrooms



3 Receptions



2 Bathrooms

Features

- Detached four/five-bedroom family home
- Small development of similar style homes
- Off-road parking and integral garage
- Sought-after village location
- Distinctive modernist architectural style emphasising light and space.
- Well-maintained front and rear gardens
- Secluded south facing garden with far-reaching views over pastureland
- Well-balanced layout with versatile ground-floor living spaces
- Recently refitted kitchen with integrated appliances

Description

A striking four/five-bedroom detached home, built in the early 1970s as part of a small, bespoke development of similarly styled executive properties in the sought-after village of Charwelton.

Located on a large, elevated plot, the property features a gravel driveway with adjacent tree-lined lawn, leading to a spacious off-road parking area and an attached single garage. There is dual access to the rear garden which enjoys mature shrubs and trees together with delightful south-facing countryside views.

The property offers a thoughtfully designed layout, typical of its modernist style, with a focus on natural light, open spaces, and a seamless connection between indoor and outdoor living. The accommodation is well-balanced across two floors, comprising versatile living spaces on the ground floor, and generously proportioned bedrooms, including a principal suite with vaulted ceilings, as well a modern bathroom at first floor.



Charwelton is ideally located for those who enjoy outdoor activities and exploring nature. The Jurassic Way long-distance footpath runs through the village, offering scenic walks and views of the Northamptonshire countryside.

The Property

Entrance Porch

The front entrance porch is accessed through a two-panel double-glazed door with a secure five-bar locking mechanism, complemented by a matching double-glazed side casement. The floors are finished with marble-effect ceramic tiles, while the walls feature exposed fair-faced brickwork for a classic look. The ceiling is clad in painted tongue-and-groove boarding. A two-panel glazed door with a matching sidelight opens to the main entrance hall.

Entrance Hall

The entrance hall boasts exceptionally high ceilings, enhancing the sense of space and light. Six-panel pine doors provide access to the principal rooms, while the floors are finished with oak-effect Amtico boarding in an elegant herringbone pattern and the walls are neutrally decorated. Natural light floods the hall through a large apex window to the front aspect. A practical storage cupboard with slatted pine shelving houses the hot water cylinder, and provides convenient laundry storage.

Kitchen/Breakfast Room

Located at the rear of the property, the kitchen/breakfast room is a spacious and well-lit area, featuring a large three-unit window with views over the south-facing garden and the surrounding pastureland. The floors are finished with herringbone Amtico boarding and walls have part ceramic tiling with perimeter ovolo covings. The recently refitted kitchen includes a range of white base and wall units with marble-effect work surfaces, offering ample storage and preparation space. An acrylic sink-and-a-half with a chrome mixer tap is positioned beneath the rear window. Built-in appliances comprise a fridge, a Bosch dishwasher, a four-burner induction hob with an extractor fan and light above, and a two-door electric fan oven. Heating is provided by a sleek full-height column radiator, while recessed spotlights and rail-mounted spotlights deliver effective and flexible lighting.

Sitting Room

The sitting room is a generously proportioned space, filled with natural light from sliding doors to the front aspect and a two-unit casement window. The floors are finished with high-quality cut-pile carpet, and the walls are neutrally decorated. A stone fire surround, housing an electric stove, serves as a focal point, and an opening leads through to the dining room.



The Property

Conservatory

Accessed from the kitchen and dining room, the conservatory features marble-effect ceramic tiles, French doors with sidelights opening onto the patio, and lovely garden views. Natural light floods the space through side windows and a Velux roof light, making it ideal for relaxation or morning coffee.

Utility Room

The utility room includes base and wall units, space for a washing machine and fridge-freezer, and ceramic-tiled flooring for easy maintenance. A part-glazed door leads to the garage, and the oil-fired boiler is housed here.

Bedroom Three

Located at the rear, this bedroom has plush carpeting, neutral décor, and a large window with views of the garden and pastureland. Versatile for use as a bedroom or family space.

Bedroom Four

A front-facing double bedroom with dual-aspect windows, cut-pile carpet, and neutral décor with ovolo coving, offering a bright and comfortable space.

Bedroom Five/Study

This adaptable room suits use as a guest bedroom or home office, with plush carpeting, neutral décor, and a large window for natural light. There's space for storage and a desk.

Shower Room

The ground-floor shower room includes a pedestal basin, close-coupled WC, and a double-width shower with marble-effect tiles. A frosted window provides light and ventilation.

Cloakroom

A practical space with a close-coupled WC, a vanity-unit wash basin for storage, and a high-level window for natural light.





The Property

Landing

The first-floor landing is fitted with cut-pile carpeting and benefits from natural light provided by a high-level double-glazed casement window on the side elevation. Six-panel pine doors offer access to bedrooms one and two, and the second bathroom.

Bedroom One

A generously sized double bedroom featuring a part-vaulted ceiling with exposed purlins. The room benefits from excellent natural light, provided by a top-hung casement window to the front aspect and a two-unit double-glazed window to the side. Floors are finished with cut-pile carpet, and storage is well catered for with two double swing cupboards, each fitted with shelving and clothes rails.

Bedroom Two

This well-proportioned double bedroom is located at the rear-right hand side of the property, offering attractive views over the surrounding pastureland. Additional natural light is provided by a double-glazed top-hung window to the side. A half-height timber flush door opens to a unique storage area, which is further enhanced by a Velux window, making it a practical and versatile addition to the room.

Bathroom

The family bathroom is fitted with a three-piece suite comprising a bath with chrome pillar taps and overhead shower with a glazed screen, a ceramic wash hand basin with chrome pillar taps set within a vanity unit, and a close-coupled WC. The walls are finished with full height ceramic tiling for a clean and practical finish, and a large sliding-door cupboard provides additional storage. Natural light and ventilation are supplied by a frosted top-hung window.

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Grounds

Front Aspect

The property is approached via Manor Close, where a large tree-lined lawn and sweeping driveway leads to a gravelled parking area, providing off-road parking for several vehicles. Well-tended perimeter herbaceous borders have been established adjacent to the front aspect, and a pathway leads to the main front entrance porch. There is also dual gated access to the rear garden.

Rear Garden

The delightful south-facing rear garden is secluded and not overlooked by neighbouring properties, offering pleasant views of far-reaching pastureland. The well-tended raised lawn wraps around the left-hand side of the property and features established perimeter borders with a mixture of perennials and semi-mature trees. To the left-hand side of the garden is a raised timber decking area, accessed via steps through a pergola flanked by rose bushes and peonies. This secluded seating area provides lovely views of the pastureland and is ideal for alfresco dining and evening entertainment. On the right-hand side of the rear garden is a raised patio area with a central slate shingle feature for potted plants. Patio doors from the conservatory open onto this hardstanding area, making it another ideal space for entertaining. A shallow patio extends along the full width of the rear elevation of the property. In the left-hand corner, an aluminium glasshouse potting shed is equipped with an external double power socket and an established grapevine.

Garage

The attached single garage is located to the front-right-hand side of the property. It is fitted with an automatic roller-shutter door and benefits from power and lighting. A timber mezzanine level has been installed, and the ceiling height is unusually high for a domestic garage, offering potential for various uses. A part-glazed door provides access to the utility area.

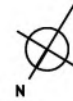




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Approximate GIA (Gross Internal Floor Area) Inc. Garage = 195 sqm (2099 sqft)



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.



Location

Charwelton is a picturesque village in West Northamptonshire, approximately 5 miles south of Daventry. The village's name derives from the River Cherwell, which originates nearby.

Despite its tranquil rural setting, Charwelton offers convenient access to major routes. The A361 road runs through the village, providing direct links to Daventry and Banbury. For those commuting further afield, mainline rail services from nearby stations in Northampton and Banbury offer connections to London and Birmingham.

Charwelton is home to an active and close-knit community with the historical parish church, Holy Trinity, being a key feature of the village. There is also a popular village hall which hosts regular events and activities bringing residents together. For additional amenities, the nearby villages of Badby and Byfield provide primary schools, a health centre, village stores, restaurants, and public houses, ensuring residents have access to essential services and leisure facilities.

While Charwelton itself does not have a primary school, the surrounding area offers several educational options. Nearby villages host primary schools, and secondary education is available in Daventry and other neighbouring towns. Independent schools such as Bilton Grange Preparatory School and Rugby School are also easily accessible by car.

Charwelton is ideally located for those who enjoy outdoor activities and exploring nature. The Jurassic Way long-distance footpath runs through the village, offering scenic walks and views of the Northamptonshire countryside. Nearby beauty spots such as Badby Woods and Everdon Stubbs provide idyllic settings for walking, cycling, and relaxing in nature.

For those seeking leisure and wellness options, Fawsley Hall Hotel and Spa and Hellidon Lakes Golf and Spa Hotel are located a short drive away, offering luxury experiences.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Oil & Electricity

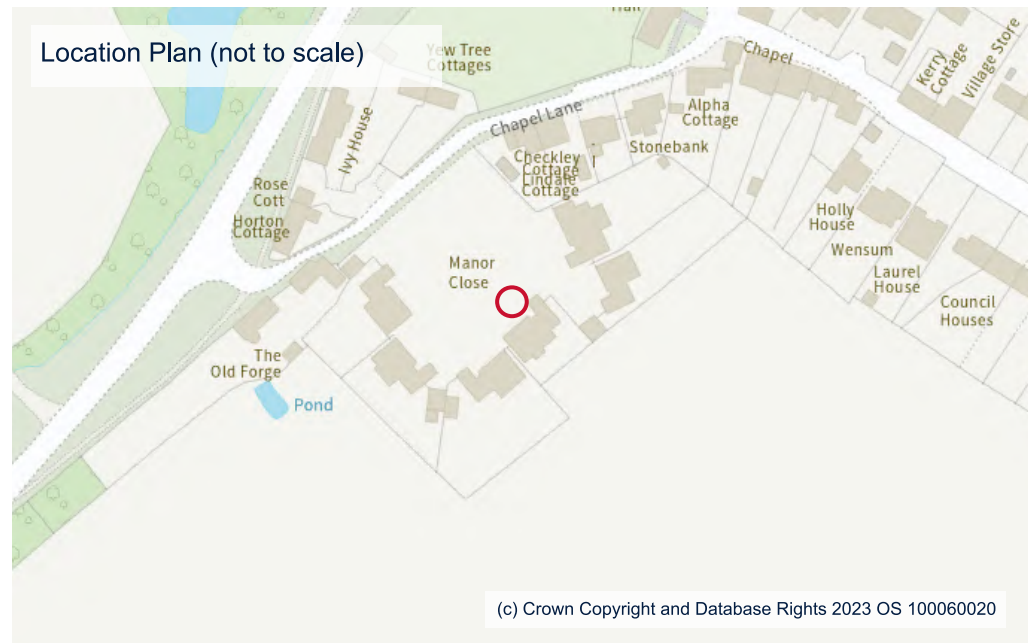
Council Tax: Band B **EPC:** Rating E

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.



Badby Woods



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CHARWELTON

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