



Heligan, 54 Bradbury Road, Newnham, Northamptonshire, NN11 3HD

HOWKINS &  
HARRISON

Heligan, 54 Bradbury Road,  
Newnham, Northamptonshire,  
NN11 3HD

Guide Price: £585,000

A substantial and beautifully maintained detached family home, ideally situated at the end of a peaceful cul-de-sac in the highly sought-after village of Newnham. The impressive property offers spacious and versatile living accommodation throughout, complemented by a detached double garage and ample off-road parking for 4-5 vehicles. The home is set within well-maintained gardens, providing a private and attractive outdoor space.

### Features

- Substantial detached family home
- Four generous bedrooms
- En-suite wet room to master and family bathroom
- Open plan kitchen/diner and garden room
- Study and utility room
- Downstairs cloakroom
- Lounger with log burner
- Beautifully maintained gardens and fully connected home office
- Double detached garage and ample driveway parking
- Sought after village location in a cul-de-sac position



## 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.



## Ground Floor

The property is entered via a UPVC front door into a light and airy entrance hallway, enhanced by a vaulted ceiling and skylight. The hallway provides access to all principal rooms and features stairs rising to the first-floor accommodation, along with useful understairs storage. On the ground floor, there is a cloakroom and a separate study, ideal for home working or as an additional reception room. The sitting room extends from front to back, with a bay window overlooking the front and a feature brick-built recessed fireplace housing a log burner. The open-plan kitchen/diner is laid with marble floor tiles and fitted with a range of wall and base units, topped with Quartz stonework surfaces. The kitchen includes a stainless steel butler sink, induction hob with extractor above, double oven, warming drawer and integrated dishwasher, along with ample cupboard space. The dining area leads seamlessly into the garden room, which benefits from underfloor heating and enjoys views over the neatly maintained rear garden with double French doors. Adjoining the kitchen is a well-equipped utility room with matching units, housing the gas-fired combi boiler. There is plumbing and space for a washing machine, tumble dryer and a freestanding double fridge/freezer, along with a UPVC door providing access to the side of the property.

## First Floor

The generous landing offers a bright and airy walkway to all principal rooms, enhanced by natural light through a skylight. This floor boasts four well-proportioned double bedrooms, including the master bedroom complete with an en-suite shower wet room and the added convenience of two built-in double wardrobes. The modern family bathroom is tastefully appointed, featuring a bath with overhead shower and glass screen, WC, and wash basin. A real bonus is the fully boarded loft space, which benefits from a fitted window—presenting an exciting opportunity for future conversion (subject to the necessary planning permissions).



## Outside

To the front, the property features a spacious driveway with room to park 4–5 vehicles, leading to a detached double garage equipped with an electric shutter door, lighting, power and a pitched roof offering useful additional storage. A side door from the garage provides access to a gated passageway, with a paved path continuing to the rear garden.

The rear garden is well maintained and mainly laid to lawn, with a paved seating area ideal for outdoor use. There's additional storage space to the side and a paved walkway leads to a fully equipped summer house, complete with lighting, power, a telephone line, and water—offering flexibility as a home office or hobby space. Mature trees and established shrubs create a good level of privacy, all enclosed by wooden fence panels, making for a pleasant and practical outdoor area.

## 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

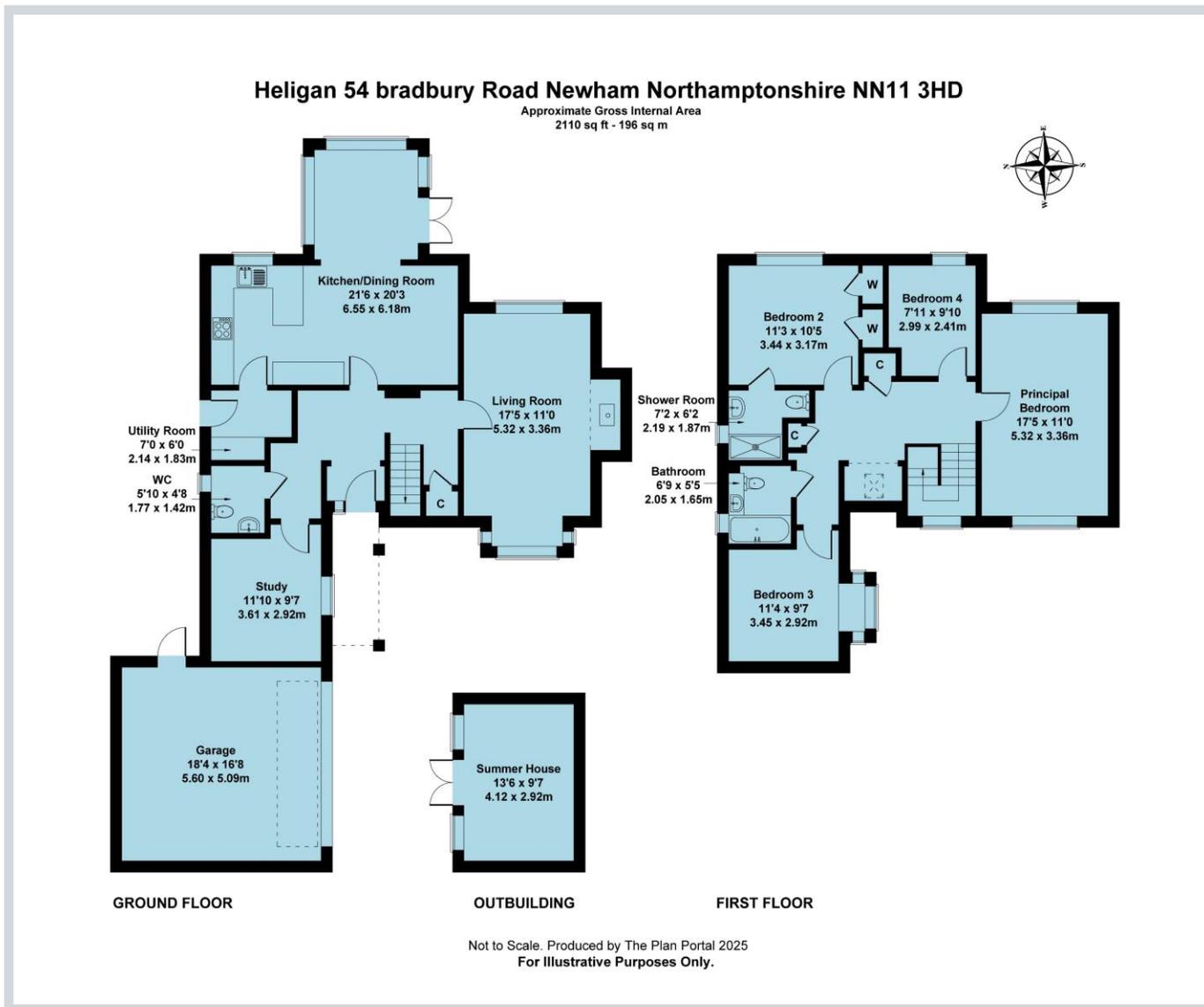
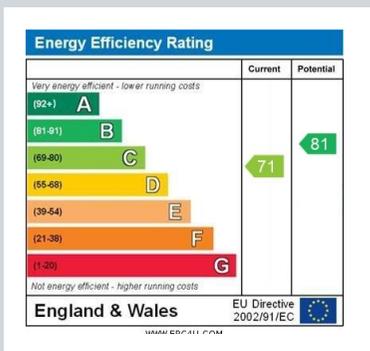
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – F



## Howkins & Harrison

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