



6 Grovelands, Daventry, Northamptonshire, NN11 4DH

HOWKINS &
HARRISON

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Northamptonshire, NN11 4DH

Offers In Excess of £550,000

Nestled in a peaceful cul-de-sac, this substantial and well-established family home sits proudly on a generous plot, with the added benefit of full planning permission granted to create a separate neighbouring three-bedroom detached home with parking. Inside, you'll find spacious and versatile open-plan living accommodation. Conveniently located close to local shops, excellent schools, and beautiful parks, this property offers both comfort and potential in equal measure. A rare chance to secure a superb home with exciting development possibilities – early viewing highly recommended.

Features

- Large plot with full planning permission for a detached family home
- Cul-de-sac position
- Existing substantial detached family home
- Ample off-road parking
- Four bedrooms
- Family bathroom and downstairs cloakroom
- Open plan living accommodation
- Fitted kitchen with adjoining utility room
- Front and rear gardens
- Sought after location close to Daventry town centre



Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.

Agents Note

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



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

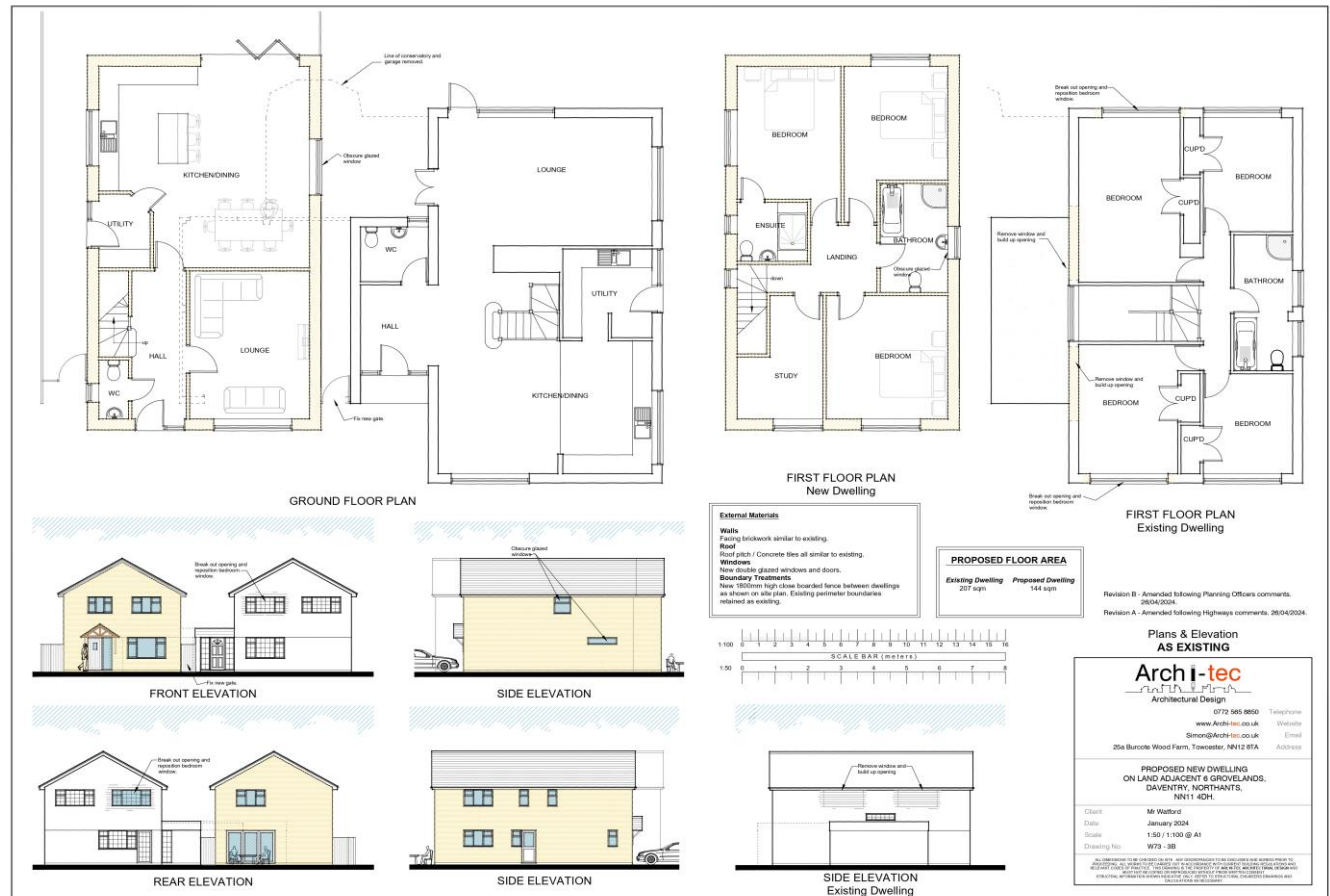
The property benefits from generously sized front and rear gardens, mainly laid to lawn and perfect for outdoor enjoyment. The front offers driveway parking for multiple vehicles leading to a double garage with electric shutter doors. Side gated access provides convenient entry to the rear garden, while 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.

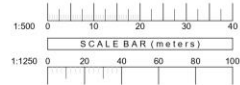
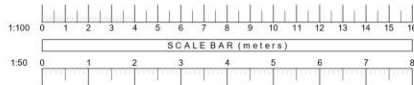
Proposed New Build House

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) and has been carefully designed to complement its surroundings while offering a modern and bespoke living space. Subject to planning for an additional parking space it could then be a four bedroom house.

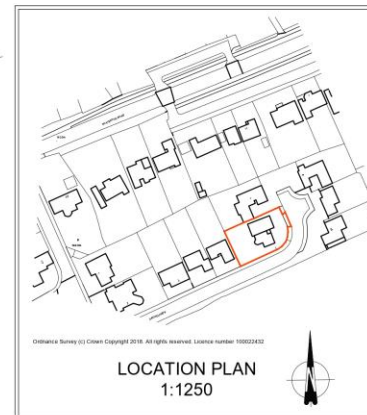
Accessed via a driveway, the property is entered via a UPVC front door into an entrance hallway leading to all principal rooms including the downstairs cloakroom and stairs rising to the first floor accommodation. There is a pleasant sitting room with views looking to the front aspect, and the heart of the home is this modern open plan kitchen dining space, with bifold doors looking out onto the rear garden, with the benefit of an adjoining utility room with side door access. The first floor boasts three double bedrooms and a study/fourth bedroom, and the master bedroom enjoys a stylish en-suite shower room. There is also a family bathroom serving the remaining rooms with a standing shower, panelled bath, WC and wash basin.

Externally, the new dwelling will include private garden space, designated off-road parking, and landscaping in line with the approved planning scheme. This unique self-build opportunity offers excellent potential for multi-generational living, providing a modern and independent home alongside the existing property. With well-designed living spaces and private garden areas, the new house offers flexibility for extended family or long-term accommodation while benefiting from a sought-after location close to local amenities.

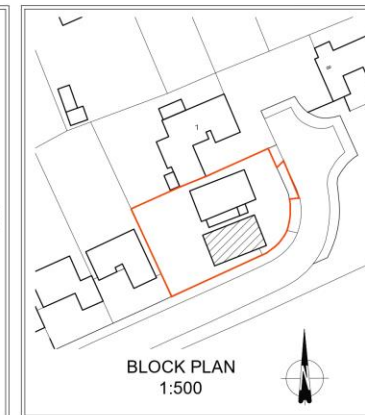




SITE PLAN
1:100



LOCATION PLAN
1:1250



BLOCK PLAN
1:500

PROPOSED FLOOR AREA

Existing Dwelling	Proposed Dwelling
207 sqm	144 sqm

External Materials

Walls
Facing brickwork with tile hanging over all similar to existing.

Roof
Roof pitch / Concrete tiles all similar to existing.

Windows
New double glazed windows and doors.

Boundary Treatments
New 1800mm high close boarded fence between dwellings as shown on site plan. Existing perimeter boundaries retained as existing.

Revision B - Existing lamp post position added. 13/06/2024.
Revision A - Amended following Highways comments. 26/04/2024.

Location, Block and Site Plans AS PROPOSED

Archi-tec
Architectural Design

0772 565 8850 Telephone
www.Archi-tec.co.uk Website
Simon@Archi-tec.co.uk Email
25a Burcote Wood Farm, Towcester, NN12 8TA Address

PROPOSED NEW DWELLING ON LAND ADJACENT 6 GROVELANDS, DAVENTRY, NORTHANTS, NN11 4DH.

Client Mr Watford
Date January 2024
Scale 1:100 / 1:1250 / 1:500 @ A1
Drawing No W73 - 4B

ALL DRAWINGS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE DISCLOSED AND ADDRESSED PRIOR TO PROCEEDING. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGS, APPROVED AND INDICATED ON THE DRAWINGS. THE DRAWINGS ARE THE PROPERTY OF ARCHI-TEC. NO PART OF THE DRAWINGS MUST NOT BE COPIED OR REPRODUCED WITHOUT ARCHI-TEC'S WRITTEN CONSENT. STRUCTURAL INFORMATION SHOWN IN RED LINE ONLY. REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS AS NECESSARY.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on 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.

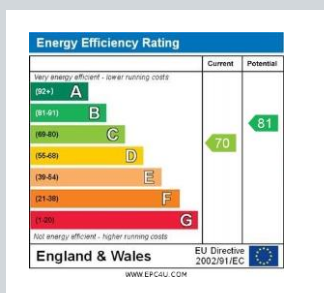
Services

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: 0300-126700

Council Tax Band – E



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

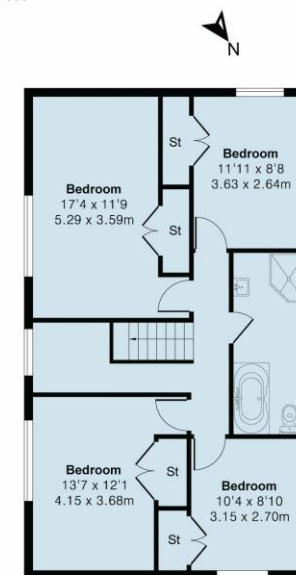
Ground Floor Area 1094 sq ft – 102 sq m

First Floor Area 796 sq ft – 74 sq m

Garage Area 307 sq ft – 29 sq m



Ground Floor



First Floor



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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