



7 Preston Drive, Lang Farm, Daventry, Northamptonshire, NN11 0GL

HOWKINS &  
HARRISON



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Daventry, Northamptonshire,  
NN11 0GL

Guide Price: £499,950

A well-presented and spacious four-bedroom detached family home with a converted adjoining annexe, offering flexible and practical living space. Set within the sought-after Lang Farm development, the property provides ample room for families and multi-generational living, with off-road parking for several vehicles and neatly maintained gardens.

### Features

- Five bedrooms with converted annexe
- En-suite to master and bedroom two
- Spacious sitting room with adjoining garden room
- Fitted kitchen/breakfast room
- Office/study and utility room
- Maintained gardens
- Off-road parking for multiple vehicles
- Close to local amenities
- EPC Rating - C



## Location

The area known as Lang Farm was built on the outskirts of the market town of Daventry. Lang Farm is situated about a mile and a half north of the town centre, close to the open countryside and with easy access to local walks, The Grand Union Canal and Drayton Reservoir where you will find a well established sailing club. Just a short walk away, is a small shopping area offering a Chemist, Super Market, Dentist, Doctors, Public House and Daventry Country Park.



## Ground Floor

The property is entered via a UPVC composite door into a welcoming entrance hallway, laid with wood-effect laminate flooring that continues through the main rooms. Stairs rise to the first floor with the benefit of useful understairs storage. The ground floor offers spacious and practical accommodation, including a sitting room with adjoining garden room overlooking the rear garden, a separate dining room, and a study/home office. There is also a downstairs cloakroom.

The modern fitted kitchen is well-appointed with a range of gloss base and wall cabinets, complemented by granite work surfaces. Integrated appliances include an oven, hob with extractor, and dishwasher, with space for a double-width fridge freezer. A breakfast bar provides casual dining space, while French doors open directly into the garden. A separate utility room adds further convenience, offering additional storage, an extra sink, plumbing for laundry appliances, and housing for the gas-fired boiler. A UPVC door provides access to the rear and leads through to the adjoining annexe.

## First Floor

The first-floor landing provides access to all principal rooms, including four impressively proportioned bedrooms and a stylish family bathroom. The luxurious master suite boasts its own dressing area alongside a beautifully tiled en-suite shower room, complete with a double walk-in shower and rainfall attachment. Each of the additional bedrooms benefits from built-in storage or wardrobes with bedroom two also benefitting from an en-suite.







## Outside

The front drive provides off-road parking for multiple vehicles and leads to the double garage, which has been converted into a flexible annexe, while retaining the original garage doors should you wish to reinstate it. Decorative block paving lines the drive, with side gates and a combination of fence panels and brick wall offering privacy.

The rear garden is well-maintained and primarily laid to lawn, with a paved seating area ideal for relaxing outdoors. A walkway runs around the property to the annexe entrance, and raised sleeper beds are filled with flowers and plants, with stocked borders of established shrubs and fruiting plants along the fence.

There is also a large wooden shed and potting shed making the garden both practical and attractive.

## Annexe

The garage has been granted approved planning and transformed into a stylish annexe, featuring a bright open-plan living area and a galley kitchen, complemented by a newly fitted en-suite shower room. Perfect for versatile living.

## 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

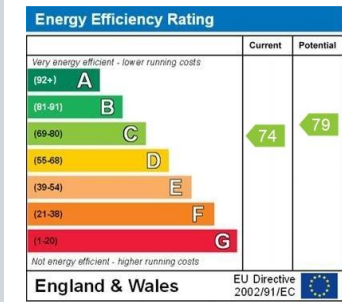
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 1937 sq ft - 180 sq m

Ground Floor Area 1233 sq ft – 115 sq m

First Floor Area 704 sq ft – 65 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.



## Howkins & Harrison

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