



7 The Glebe, Badby, Northamptonshire, NN11 3AZ

HOWKINS &
HARRISON

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Northamptonshire, NN11 3AZ

Guide Price: £775,000

Situated within a quiet cul-de-sac in the highly sought-after village of Badby, this impressive detached residence offers exceptional living and entertaining space, perfectly suited to modern family life. The property boasts a superb living room alongside a stunning kitchen/dining/family room, forming the true heart of the home. A further versatile reception room is currently utilised as a home office but would equally lend itself to use as a playroom or snug.

Upstairs there are five spacious bedrooms, three with en-suites as well as a family bathroom. The primary bedroom is stunning and benefits from the glazed patio doors leading on to a balcony to take in the countryside views. Occupying in its own grounds it has a generous paved driveway and good-sized front and rear private gardens with multiple entertaining areas. There is an integrated double garage with power and light. This property is pleasantly surprising and would be a great forever home for a growing family, well worth viewing.



Features

- Impressive detached property
- Five generous double bedrooms, three with en-suite shower rooms
- Stunning master bedroom with doors opening on to a balcony
- Impressive living room with multi-fuel woodburning stove
- Spacious kitchen/dining/family room
- Two main reception rooms have full span sliding doors to the rear garden
- Double garage and ample off-road parking
- Generous front and rear gardens with garden room
- Quite village location with countryside views to the rear
- EPC Rating - TBC



Ground Floor

Step through a blue uPVC front door into a central hallway, where open stairs rise to the first floor and useful understairs storage is provided. From here, a door leads into the spacious lounge, featuring a multi-fuel wood burner and full width sliding doors overlooking the garden. Adjacent is a further generous reception room, currently used as a home office, which also benefits from full width sliding doors opening onto the garden. The heart of the home is the light, bright and generously proportioned kitchen/dining/family room. Fitted with a pale grey shaker-style kitchen, it offers an excellent range of base and eye-level units, a pantry cupboard, integrated wine fridge, dishwasher and washing machine, along with space for a range-style cooker and American-style fridge freezer. A gas-fired stove creates an attractive focal point within the dining area, while a glazed door provides access out to the rear garden. A downstairs cloakroom completes the ground floor accommodation.

First Floor

Stairs rise to a spacious landing, providing access to five exceptional double bedrooms, all benefitting from fitted wardrobes. Three of the bedrooms enjoy the luxury of en-suite shower rooms, offering ideal accommodation for family living or guests. The impressive primary bedroom is a true highlight, featuring double doors opening onto a private balcony with delightful views over the garden and surrounding countryside. The room is further enhanced by a dedicated dressing area and a well-appointed en-suite. Completing the first floor is a beautifully presented family bathroom, fitted with a contemporary rain head shower with double glass sliding doors, an elegant freestanding roll-top bath with classic claw feet, and a stylish vanity unit with inset hand basin and WC.



Outside

Set back from the road, the property is approached via a generous block-paved driveway, offering ample off-road parking for multiple vehicles and leading to a double garage. The front garden is mainly laid to lawn, complemented by well-stocked shrub and planted borders, creating an attractive frontage.

A ceramic pathway runs to the front and along the side of the property, opening onto a substantial raised seating terrace that extends across the rear, ideal for outdoor entertaining. Steps lead down to a well-maintained lawn, bordered by a variety of established ornamental and fruit trees, alongside mature shrubs and flowering plants. Further enhancing the outdoor space is a decked seating area with a garden room and dedicated BBQ area, perfectly positioned to enjoy the evening sun. The garden also benefits from a workshop with power and lighting, as well as additional storage sheds located at the far end.

Location

Badby is a rural village and civil parish two miles south of Daventry, set among woodlands and countryside with the River Nene running through it. It marks the western trailhead of both the Knightley Way and the 110-mile Nene Way walking routes.

To the north lies Badby Wood, part of the Fawsley Estate and a designated SSSI, famed for its spring bluebells and public access. The village has a primary school and the Grade II* listed St Mary the Virgin Church, dating to the 14th century. Transport links are good, with nearby rail stations at Long Buckby, Rugby, and Banbury offering connections to London, Birmingham, and beyond. Community life is active, centred around the village pub and groups for film, music, art, fitness, theatre, history, and more.

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 – G

**HOWKINS &
HARRISON**

AWAITING EPC

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Approximate Gross Internal Area 3026 sq ft - 281 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 1326 sq ft – 123 sq m

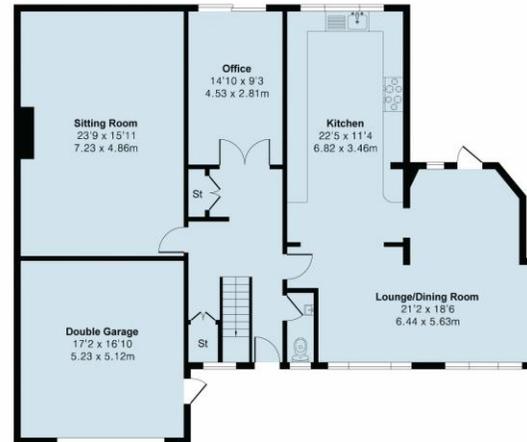
First Floor Area 1700 sq ft – 158 sq m

Garage Area 274 sq ft – 25 sq m

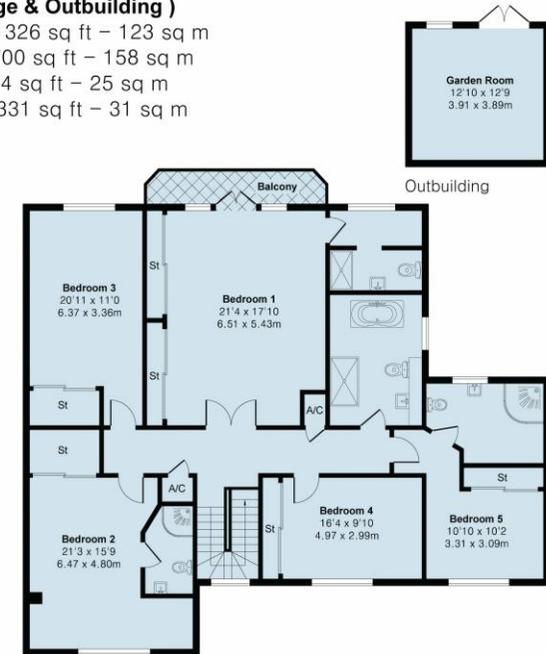
Outbuilding Area 331 sq ft – 31 sq m



Outbuilding



Ground Floor



First Floor



Outbuilding



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.



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.