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Perch Close
Daventry
Northamptonshire, NN11 8YY
£725,000 Detached



Department: Sales

Tenure: Freehold



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INTRODUCING THIS STUNNING PROPERTY ON THE EXCLUSIVE PERCH CLOSE, WIDELY REGARDED AS ONE OF DAVENTRY'S MOST SOUGHT-AFTER RESIDENTIAL ADDRESSES. THIS QUIET AND PRESTIGIOUS CUL-DE-SAC ENJOYS AN ELEVATED POSITION WITH FAR-REACHING VIEWS ACROSS THE PEACEFUL DRAYTON RESERVOIR, OFFERING A RARE SENSE OF SPACE, PRIVACY, AND CONNECTION TO NATURE WHILE REMAINING CONVENIENTLY CLOSE TO LOCAL AMENITIES.

GROUND FLOOR

- HALLWAY
- WC
- OFFICE/STUDY
- RECEPTION ROOM
- RECEPTION ROOM TWO
- KITCHEN/DINING ROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- REAR GARDEN

FIRST FLOOR

- BEDROOM ONE (EN-SUITE)
 - BEDROOM TWO
 - BEDROOM THREE (EN-SUITE)
 - BEDROOM FOUR
 - BEDROOM FIVE
 - BATHROOM
-





THE PROPERTY

Introducing this stunning property on the exclusive Perch Close, widely regarded as one of Daventry's most sought-after residential addresses. This quiet and prestigious cul-de-sac enjoys an elevated position with far-reaching views across the peaceful Drayton Reservoir, offering a rare sense of space, privacy, and connection to nature while remaining conveniently close to local amenities. This impressive five-bedroom detached family home provides over 2,084 sq ft of adaptable living accommodation, perfectly suited to modern family life.

The ground floor offers a wonderful sense of flow and versatility, with three generous reception rooms that can be arranged to suit a variety of lifestyles. The main lounge is a particularly welcoming space, centred around an impressive inglenook fireplace that adds character, warmth, and a real sense of homeliness. A separate formal dining room provides the perfect setting for entertaining, while an additional sitting room or study offers flexibility as a home office, snug, playroom or downstairs bedroom. At the heart of the home is the spacious kitchen diner, designed as a true hub for family life. Filled with natural light and enjoying pleasant views over the garden, this room easily accommodates a large dining table alongside additional seating, making it ideal for everyday meals, social gatherings, and celebrations alike. Generous worktop and cupboard space ensure the kitchen is both highly practical and inviting. Leading directly from the kitchen is a separate utility room, offering further storage, laundry facilities, and direct garden access - an invaluable feature for busy households.

The property is thoughtfully laid out and exceptionally well proportioned throughout. Upstairs, there are five comfortable double bedrooms, two of which benefit from their own private en-suite bathrooms, making them ideal main and guest suites. Built-in wardrobes are provided in four of the rooms, ensuring excellent storage and a clutter-free feel. A well-appointed family bathroom serves the remaining bedrooms, completing a practical and balanced first-floor layout.

Outside, the property continues to impress. The garden is both private and functional, providing a range of areas to enjoy throughout the day. A large patio area creates an excellent space for outdoor dining and entertaining, while a dedicated children's play and climbing house upon a lawn section adds family appeal. The double garage has been thoughtfully converted as an additional, versatile space with its own W.C. To the front, the home benefits from ample off-road parking for several vehicles with its sizeable driveway.

Combining generous internal space, a superb plot, and an enviable location, this outstanding home offers a rare opportunity to secure a long-term family residence in one of Daventry's finest settings.

EPC Rating: C. Council Tax Band: G





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band G
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Allocated
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

LOCATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I, which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features, including the ironstone-built 18th-century church and Moot Hall, and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside these. Daventry offers schooling at both primary and secondary levels, as well as a leisure centre, library, dentist, GP surgeries, optician, and hospital facilities. Transport links are excellent due to its close proximity to two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury Road, as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2084 ft²

193.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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