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Croxden Way, Monksmoor  
Daventry  
Northamptonshire, NN11 2PD  
**£450,000** Detached



Department: Sales

Tenure: Freehold



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AN EXCEPTIONAL AND BEAUTIFULLY APPOINTED FOUR BEDROOM RESIDENCE, FINISHED TO AN IMMACULATE STANDARD AND DESIGNED FOR REFINED MODERN LIVING. THIS IMPRESSIVE HOME OFFERS SUBSTANTIAL ACCOMMODATION THROUGHOUT, HIGHLIGHTED BY A STRIKING 20FT+ OPEN-PLAN KITCHEN/DINER AND AN EQUALLY GENEROUS 20FT+ LIVING ROOM, CREATING A SENSE OF SPACE, LIGHT AND EFFORTLESS ELEGANCE. POSITIONED WITHIN THE HIGHLY SOUGHT-AFTER MONKSMOOR DEVELOPMENT.

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#### GROUND FLOOR

- HALLWAY
- WC
- LOUNGE
- KITCHEN
- UTILITY ROOM

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#### FIRST FLOOR

- LANDING
  - BEDROOM ONE (EN-SUITE)
  - BEDROOM TWO
  - BEDROOM THREE
  - BEDROOM FOUR
  - BATHROOM
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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN







## THE PROPERTY

An exceptional and beautifully appointed four bedroom residence, finished to an immaculate standard and designed for refined modern living. This impressive home offers substantial accommodation throughout, highlighted by a striking 20ft+ open-plan kitchen/diner and an equally generous 20ft+ living room, creating a sense of space, light and effortless elegance. Positioned within the highly sought-after Monksmoor development.

A welcoming entrance hall sets the tone for the quality found throughout. The ground floor flows seamlessly, offering a discreet WC, a stylish and sociable kitchen/diner ideal for entertaining, a separate utility room, and a sophisticated living room with French doors opening onto a private, enclosed rear garden - perfect for both relaxation and al fresco dining.

The first floor continues the sense of luxury, featuring four well-proportioned bedrooms. The main bedroom benefits from a sleek en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, all finished with a refined and timeless aesthetic.

Externally, the property enjoys a beautifully maintained enclosed rear garden, complemented by a low-maintenance frontage. A garage and off-road parking provide practicality without compromising the home's elegant appearance.

Set close to scenic walks, highly regarded schools and a range of local amenities, this outstanding home combines premium design, generous proportions and an enviable location. Early viewing is strongly advised to appreciate the quality, space and lifestyle on offer.

EPC Rating: B. Council Tax Band: E

We have been advised of the following:

Communal Area Contribution: £350 pa

This information would need to be verified by your chosen legal representative.







## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	B
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	Off-street
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



Floor 1



Approximate total area<sup>(1)</sup>

1151 ft<sup>2</sup>

107 m<sup>2</sup>

(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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