

Charwelton, Northamptonshire

MICHAEL GRAHAM







A stone under slate four bedroom detached property with off street parking and enclosed gardens.

Bridge House

Banbury Road, Charwelton,
Northamptonshire, NN11 3YY

Offers in excess of £500,000

4 bedrooms

4 reception rooms

3 bathrooms

EPC Rating Band C

The property has approximately 1,641 sq. ft. of accommodation comprising an entrance hall, sitting room, family room, study, play room, kitchen/dining room, utility room and cloakroom on the ground floor. There are four bedrooms, two en suites and a family bathroom on the first floor.

Bedroom one has a range of fitted wardrobes spanning one wall and, like bedroom two, has a three piece en suite shower room. The family bathroom has a three piece suite with a WC, a wash basin set into a fitted cabinet and a shower bath with screen and built-in shower over. The main en suite and family bathroom both have electric underfloor heating and heated towel rails.

The integral single garage was converted by the previous owners to create the study and playroom but there is a garden shed with power and lighting. The property has an air source heat pump.

- Detached stone property
- Four bedrooms
- Four reception rooms
- Three bath or shower rooms
- Kitchen/dining room
- Cloakroom and utility room
- Off street parking for three cars
- Enclosed gardens

Additional Information

- Mains Water, Electricity
- The Local Authority is West Northamptonshire Council
- The property is in council tax band F

Ground Floor

The sitting room is at the front of the property and has a Morso wood burning stove. In addition to the study and playroom there is a family room which has French doors, with wing windows, to the garden and is open plan to the kitchen/dining room which is a triple aspect room with space for an eight seater table. The kitchen has a range of base and wall units with granite worksurfaces and upstands. Appliances include an integrated dishwasher and a full height fridge and freezer as well as an electric hob and oven with an extractor canopy over. The separate utility room has additional storage and space for a washing machine and tumble dryer.








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Outside

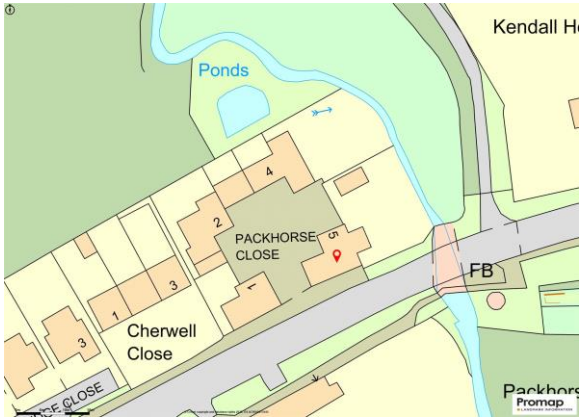
At the rear of the property there is driveway parking for three cars, one in front of the converted garage and a further two spaces adjacent to the rear gable. A gate leads from this rear drive to the enclosed side and rear gardens. The garden is laid to lawn with an extended patio area leading off the family room and paths connecting it to the side gate. There is a timber garden shed with power and lighting.





Total = 1820 sq ft / 169 sq m
Approximate Area = 1641 sq ft / 152.4 sq m
Shed = 179 sq ft / 16.6 sq m
For identification only - Not to scale





Situation and Schooling

Charwelton is approximately 5 miles south of Daventry. The village has a parish church, village hall, and a public house. For additional amenities, the nearby villages of Badby and Byfield have a health centre, village stores and restaurants. Local schools include Woodford Halse C of E Primary, Byfield Primary School, Cardus School, Overthorpe Prep. School in Dunchurch, Princethorpe College and Rugby School. There is free school bus transport to Danetre and Southbrook Learning Village, Daventry.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Graham Estate Agents. REF: 1514870

11 miles from M1 junction 16

12 miles from Banbury

64 minutes from Marylebone

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