

Middle Farm, Newbold Grounds, Northamptonshire





A superb property with a **contemporary layout** with separate apartment, indoor pool and barn, sitting in approximately 3.5 acres of garden grounds and paddock in a rural setting with fine views.

Distances

Great Missenden 1.5 miles, London Marylebone 39 minutes, Amersham 6.5 miles
M40 J4 10 miles, Beaconsfield 11 miles, M25 J18 13 miles, Central London 36 miles
(All distances and times are approximate).

The property

Middle Farm is situated in an idyllic rural location with views across the surrounding Warwickshire/Northamptonshire countryside from this elevated position. The property is approached across a bonded gravel driveway which leads to a longstone block paved courtyard.



5



5



5



3.5 acres

EPC

D

Tenure

Freehold

Local Authority

Daventry District Council

Council Tax

Band F



The house has been the subject of extensive refurbishment and extension by the present owners to provide stylish accommodation, with large spaces and an open flow through the ground floor accommodation. Middle Farm has been reroofed, external elevations are brick or silicone rendered. Wiring, plumbing with a pressurised system and heating with modern boilers have all been renewed or upgraded. Windows and external doors have been replaced with double glazed upvc windows, doors and wide sliding patio doors to outside seating area and sandstone terraces. The ground floor has underfloor heating. Contemporary decoration with clean lines. High quality bathrooms and tiling. Air conditioning to 2 bedrooms.

A large enclosed glazed porch with porcelain tiled floor leads to a reception hall, with the staircase rising with glass balustrade, Cloakroom and coat cupboard. Drawing room with woodburner and with 4 metre wide retractable cinema screen and Epsom projector, opening to the 36 foot long family/ garden room with roof lantern and open southerly views, which opens to a 34 foot long contemporary dining room. Sitting room with Study. Stunning 45 foot long triple aspect Kitchen/breakfast room/lounge, with a Symphony kitchen with corian tops and a large island incorporating a breakfast bar and hob.







Integrated SMEG appliances include 2 ovens , microwave oven and steam oven and dishwasher, wine coolers and sink. Large utility room, with ample storage and plumbing for washing machine and dryer, concealed door to plant room and door to an indoor swimming pool with Travatine tiled walls and doors to a decked sitting area.





Gallery landing, 26 foot long principal bedroom with air conditioning, en suite marble tiled bathroom with double bath with aqua television, corian double sinks and walk in shower and large balcony. Dual aspect bedroom two air conditioned with an en suite bathroom with freestanding oval bath and walk in shower. Bedroom three with dual aspect and tiled en suite shower room. South-facing double bedroom four and bedroom five, are served by the travertine tiled family bathroom with Jacuzzi bath.

Garden Apartment

Self-contained Garden apartment with living room with kitchen, bedroom and en suite shower room.

The Barn

The barn to one side of the courtyard has been reroofed and has potential for conversion to ancillary accommodation or a home office, (subject to planning) and has hard standing to the rear. From the central courtyard a gateway leads through to a garden at the rear of the property with views of open fields beyond. To the rear as an attractive wooded area which is a haven for nature and has a lovely children's tree house. The garden to the front of the house is set behind a brick wall and is hard landscaped, with astroturf, and a large flagged terrace to the side, facing south and west with extensive views. There is a coppice and fruit trees at the edge of the garden. Vegetable garden space for a chicken run. There is a spring fed pond at the front of the property with a decked seating area.

Location

Middle Farm is set in attractive countryside on the Warwickshire/ Northamptonshire border outside the village of Staverton, in a very rural location. Staverton provides amenities including a Church of England primary school, public house and church.

Further amenities can be found in the nearby market town of Southam which has a number of supermarkets and local shops, doctors' surgeries, leisure centre and schooling.



The popular Sky Larks Farm shop and café is close by. Rugby, Northampton, Coventry, Leamington Spa and Milton Keynes are all within easy reach for more extensive requirements.

There is a wide selection of schools in the area to meet most requirements including Bilton Grange in Dunchurch and Winchester House in Brackley, Arnold Lodge and Kingsley High School for Girls in Leamington Spa, King's High School for Girls in Warwick, Northampton High School for Girls, Warwick and Rugby schools.

There is an exceptional communication network with the M1, M6, M40 and M45 all within close proximity and mainline trains run from Rugby to London Euston and Banbury to London Marylebone.

Local racecourses are at Warwick and Stratford and golf courses are nearby at Staverton and Hellidon Lakes as well as fishing and sailing at Draycote Reservoir and there is easy access to the surrounding countryside.

Services

Mains water and electricity are connected to the property. Telephone and broadband. Oil-fired central heating and private drainage. Air source heat pump to the swimming pool.

Directions (NN11 6JZ)

From M40 (J12) take the B4451 towards Bichops Itchington. Proceed through the village and after approximately 4 miles, at the T-junction, turn right onto Deppers Bridge towards Southam. Follow the bypass and take A425 Daventry Road. After approximately 6 miles, turn right opposite the second turning for Flecknoe towards Newbold Grounds. At the fork in the farm road, bear right and the property can be found a short distance along on the right-hand side.

Viewing

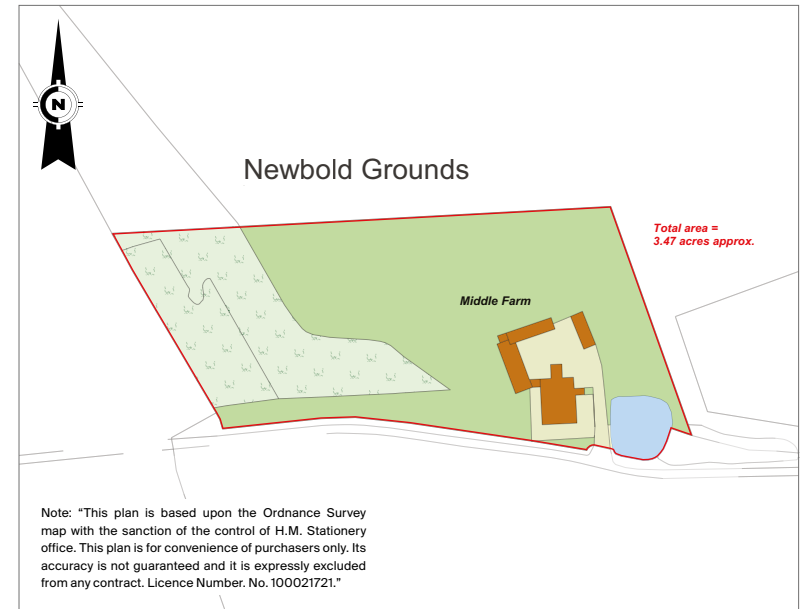
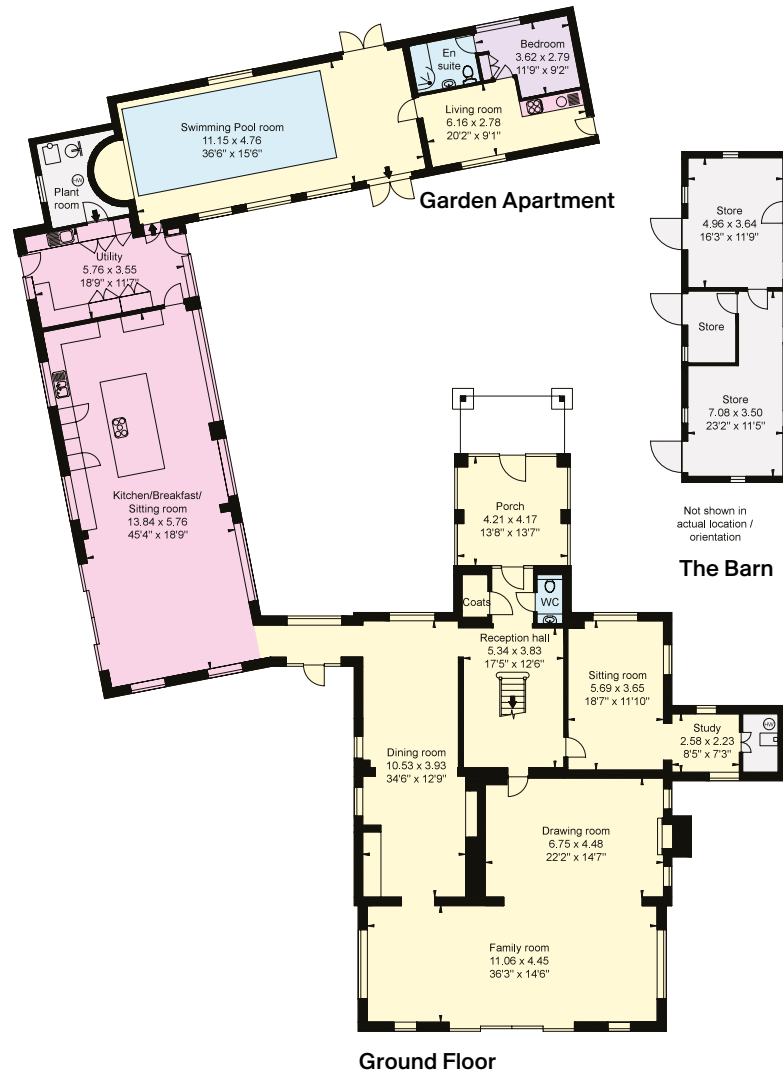
By prior appointment only with the agents.



Approximate Gross Internal Floor Area
House & Pool: 523 sq m (5,630 sq ft)
Apartment: 29 sq m (312 sq ft)
The Barn: 44 sq m (474 sq ft)
Total: 596 sq m (6,416 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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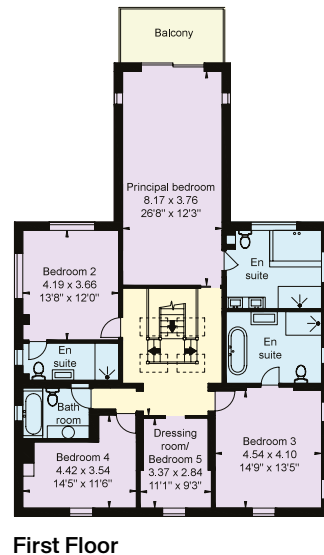
I would be delighted to tell you more
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated 2020.

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Date: 28 February 2024
Our reference: STR012477044

Middle Farm, Newbold Grounds, Staverton, Daventry, NN11 6JZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,725,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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