



The Stables
Manor Road | Staverton | Daventry | Northamptonshire | NN11 6JD

THE STABLES



The Stables – A historic and handsomely extended home in a charming Northamptonshire village.



KEY FEATURES

Set along the picturesque Manor Road, The Stables is a beautifully restored and sympathetically extended period home offering over 4,000sqft of versatile living space. Originally dating back to 1684, with a significant Victorian addition from 1856, the property blends rich historical character with modern design. With five bedrooms, four en-suite shower rooms, and a plot extending to over half an acre, this is a rare opportunity to acquire a unique home in a peaceful village setting - complete with generous gardens, gated courtyard parking, and elegant living spaces.

Ground Floor

The Stables has been thoughtfully extended by the current owners to connect the original building with a more contemporary wing, designed to embrace garden views and natural light. The Victorian portion of the house retains many original features, including an elegant entrance hall with turned balustrades and a wide staircase. From the hallway, there is access to a generously sized study, the cellar, a second ground floor cloakroom, and a formal dining room - perfect for hosting or more intimate family occasions

From the central hallway, you also step into the breakfast room which in turn, provides direct access to the kitchen, perfect for that open plan feel for modern family life. In this beautiful room you will find an original fireplace, chequered quarry tile flooring, and a secondary glazed sash window overlooking the garden. A step then leads down to the heart of the home; the large kitchen, fitted with classic Shaker-style units, a twin-plate Aga, additional modern appliances, a built-in fridge and freezer, and a central island with a breakfast bar. Windows provide views over the front gardens and courtyard, creating a bright and welcoming space. A door from the kitchen leads to an inner hallway with access to the striking garden room with bi-fold doors, high-quality flooring, and open views over the terrace and lawn - ideal for relaxed everyday living. In addition, there is a practical utility room and a separate cloakroom.

The standout space is the large sitting room - a truly impressive room full of warmth and period charm. Featuring exposed ceiling timbers, stone mullioned windows, and a substantial stone fireplace at one end, it's a space that reflects the home's historic roots while remaining welcoming and versatile. A secondary staircase offers another access point to the upper floor.









SELLER INSIGHT

“When we first discovered *The Stables*, it felt like a complete shift from the London lifestyle we had known. For me (Robin), it was about finding the right setting for my growing Employment Law practice, somewhere central enough to reach clients and courts across the UK, yet tranquil enough to focus. For Rosalind, it was about something deeper, a long-held desire to live in a village and become part of a community. Here, we both found what we were looking for.

One of my favourite places is my double-aspect study. It's a calm, private space where I can take in views of the garden on one side and quiet Manor Road on the other. It's tucked away from the main living areas, offering a peaceful sanctuary even when the house is full.

Rosalind often escapes to the garden room, where the only sound is birdsong, enjoying the beautiful views over the garden and countryside. There is a deep calm that comes with simply sitting and soaking it all in.

The blend of architecture is something we've always appreciated, the character of the Victorian elements, the charm of older features, and the modern additions come together beautifully. It's a house that feels spacious and elegant, yet warm and liveable.

Entertaining has always been a big part of our lives. We love that the house allows us to host friends and family with ease, every bedroom has its own en-suite, and the large living and dining areas mean everyone feels welcome. Whether it's hosting W.I. meetings, book clubs, family celebrations or even parish suppers, the space adapts perfectly to the occasion.

The garden has also played a central role in our lives. Rosalind takes pride in maintaining it, from the flowerbeds to the raised vegetable plots, and she finds joy in the greenhouse, which is both heated and watered. As for me, I admit I rather enjoy watching the robot mower quietly do its work!

Over the years, *The Stables* has been many things, an office hub, a family retreat, a social space, and it's adapted to our needs at every stage. We feel secure here, with electric gates offering peace of mind, and we're surrounded by kind, thoughtful neighbours. There's a genuine sense of community—friendly but never intrusive.

And when it comes to village life, we feel incredibly lucky. The local pub, just a few minutes' walk away, is award-winning and always buzzing with events. The village hall is full of life too, hosting everything from VE Day commemorations to fitness classes. We've also enjoyed the nearby Staverton Park Hotel, especially the gym and pool, and our sons have made good use of the golf facilities over the years.

Our advice to anyone making *The Stables* their home? Step outside and explore the countryside right on your doorstep. The public footpath begins just beyond our gate and stretches for miles, perfect for dog walkers, ramblers, or anyone seeking fresh air and open space. It's also a wonderful way to meet neighbours and become part of the community.

After 26 years, *The Stables* has given us a lifetime of memories. We've loved every moment here and we know the next chapter for this home will be just as special.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





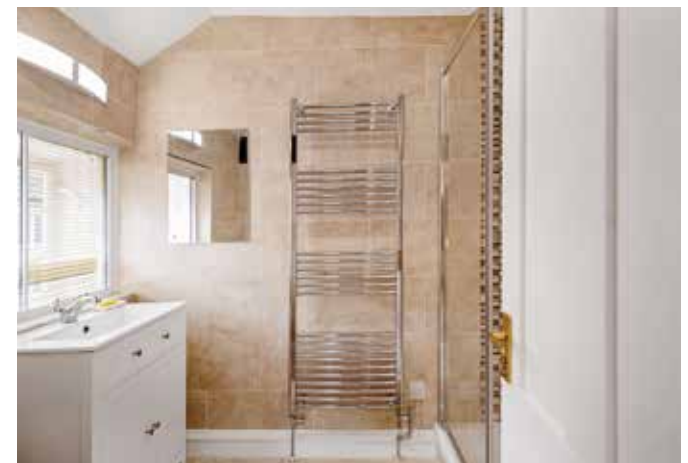


First Floor

A generous landing - accessible via two separate staircases - leads to five bedrooms and a family bathroom. The principal bedroom enjoys fine views down Manor Road toward the village green, with a secondary glazed original sash window and a beautiful low-set stone mullioned window overlooking the lane. It includes a well-appointed en-suite shower room, complete with modern tiling, underfloor heating, and a marble-topped washstand. This room also provides access to bedroom five, currently used as a dressing room with extensive built-in wardrobes and a window seat. It would also make an ideal nursery. Bedroom two, located in the Victorian part of the house, enjoys views down Well Lane and across the gardens. It includes built-in wardrobes and its own en-suite shower room. The family bathroom is finished in a timeless Victorian style, featuring a corner shower cubicle and a freestanding roll-top bath with claw feet.

To the rear of the property, a secondary staircase leads to two further double bedrooms - both with modern en-suite shower rooms and underfloor electric heating. The larger of the two includes a full range of built-in wardrobes, making it an ideal guest suite, teenager's retreat or a perfect option for multi-generational living.















Outside

The Stables enjoys a privileged position on Manor Road, occupying a plot of just over half an acre. Entry is via a shared driveway with the neighbouring barn conversion, leading through electric gates into a spacious gravel courtyard with ample off-road parking and an oak-framed carport.

The rear and side gardens are beautifully landscaped and well-established, with a variety of mature trees offering excellent privacy. The garden room opens onto a raised terrace, perfect for al fresco dining, with steps leading down to the lower lawn. The more formal side garden features a circular flower bed and a path that bisects the lawn, ending at a pedestrian gate onto Manor Road - connecting back to the Victorian entrance of the house.

Rarely does a home of this calibre and heritage come to the market, especially with such space and character at the heart of a traditional village.





LOCATION

Staverton is a quintessential Northamptonshire village, offering the charm of rural living while remaining conveniently connected. Set amongst rolling countryside, the village enjoys an elevated position with beautiful views across the surrounding landscape and easy access to nearby market towns and transport links.

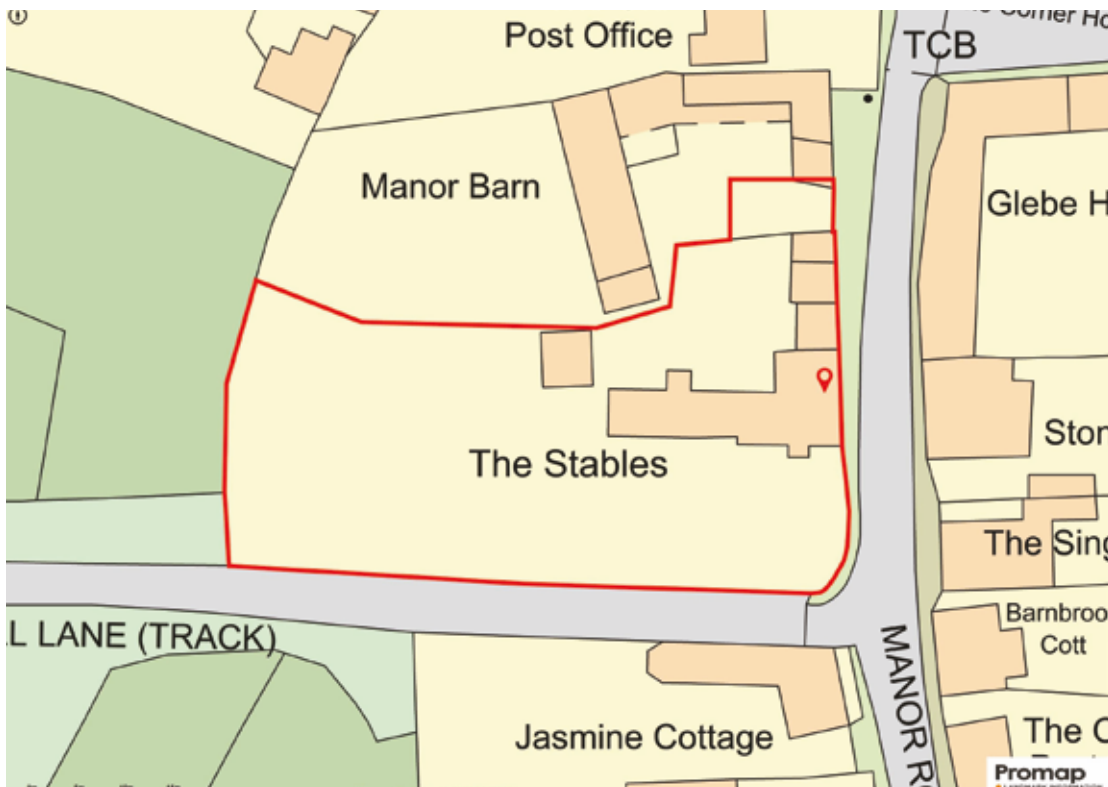
At the heart of the village is a thriving community with a welcoming local pub, a village hall, and St. Mary's Church. The nearby Staverton Park Hotel & Golf Club adds a touch of leisure luxury, offering an 18-hole course, spa, and gym facilities just moments from your doorstep.

The village sits just a few miles from Daventry, where you'll find a full range of shops, cafes, schools, and supermarkets. For commuters, Northampton and Rugby are within easy reach, offering mainline rail services to London and Birmingham, while the M1, M40, and A45 are all close by for excellent road connections.

Families are well served by a choice of well-regarded primary and secondary schools in the surrounding area, including independent options. For those seeking outdoor pursuits, the area offers endless walking, cycling, and riding routes through the scenic Northamptonshire countryside, with Draycote Water and Farnborough Hall nearby.

Staverton combines the peace of village life with the practicality of modern connections, making it an ideal setting for families, professionals, and lifestyle buyers alike.





INFORMATION

Services, Utilities & Property Information

Tenure – Managed Freehold. No management company - please speak with the agent for more information.

EPC Rating – E

Council Tax Band – G

Local Authority – Daventry.

Property Construction – Non standard – Brick and stone walls with slate roof.

Electricity Supply – Mains supply.

Water Supply – Mains supply.

Drainage & Sewerage – Mains supply.

Heating – Gas central heating.

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G mobile signal is available in the area - we advise you to check with your provider.

Parking – Oak-framed carport for 2 cars and driveway parking for 4+ cars.

Special Notes – The property is in a conservation area. There are trees on the property subject to a Tree Preservation Order. The electric gates are owned by The Stables and any maintenance costs are shared between The Stables and Manor Barn. Please speak to the agent for more information.

Rights and arrangements – The owner of Manor Barn benefits from a right of way through the Manor Road gate for access to their property. Please speak to the agent for further information.

Directions – Postcode NN11 6JD

Viewing Arrangements

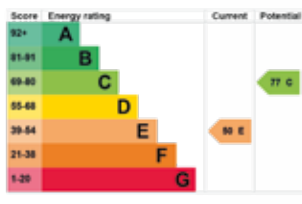
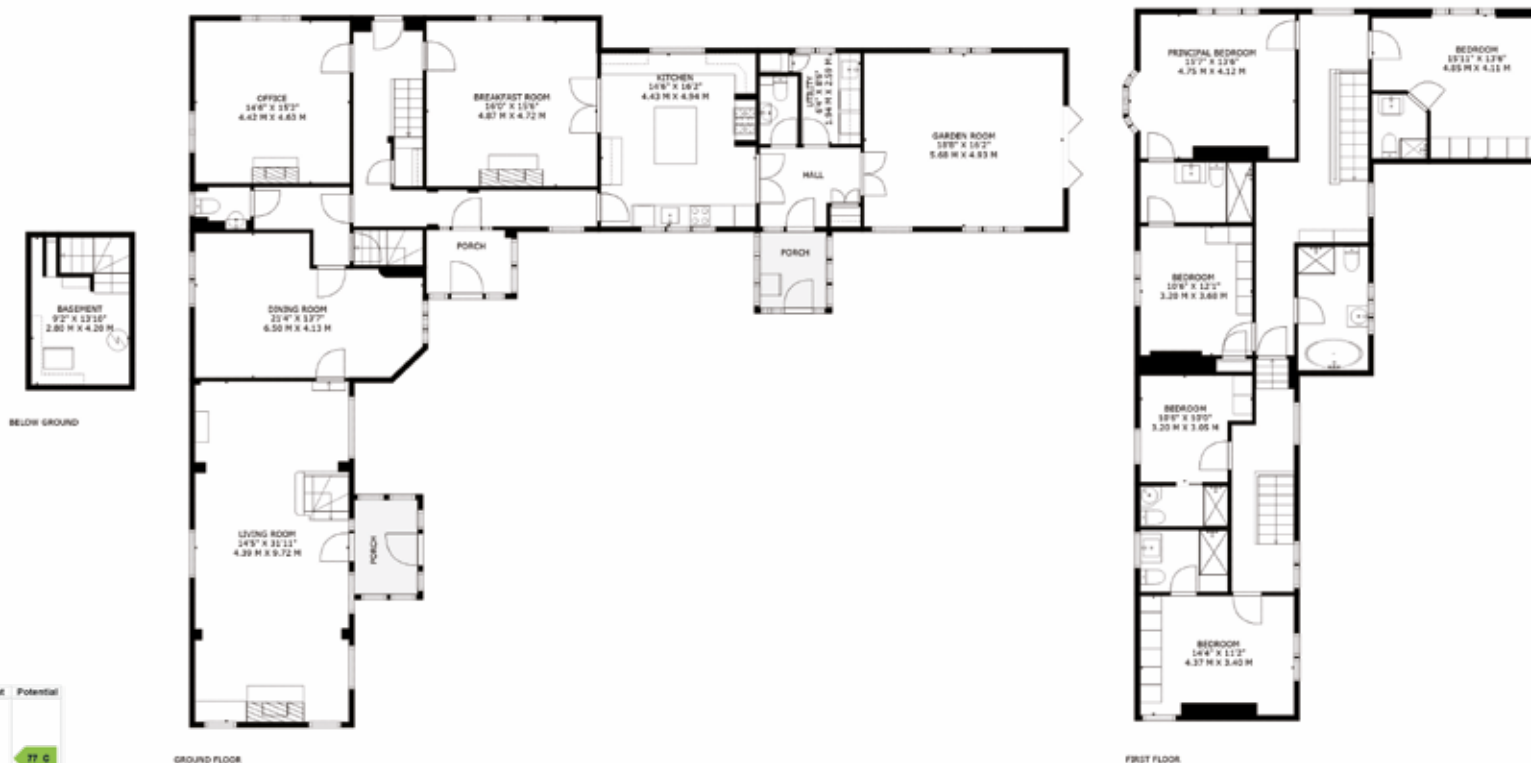
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



GROSS INTERNAL AREA: 3741 sq ft, 347 m²
BELOW GROUND: 127 sq ft, 12 m²

OVERALL TOTALS: 3868 sq ft, 359 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Property Redress

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE HERITAGE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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