



7 Clarkes Way
Welton | Daventry | Northamptonshire | NN11 2JJ

FINE & COUNTRY

7 CLARKES WAY



An Exceptional Lakeside Residence in the Heart of Welton Village.







KEY FEATURES

A five bedroom detached family home, beautifully modernised with breathtaking views over a neighbouring private lake.

Ground Floor

The property opens into a welcoming hallway, setting the tone with its sense of light and quality. To one side lies a beautifully appointed living area with elegant décor and feature fireplace. Bifold doors flood the room with light and lead out to a generous decked balcony, an ideal setting for morning coffee or evening drinks with a view.

At the rear of the property, the show stopping kitchen/family room has also been fitted with bifold doors that open onto the same elevated deck, creating a dramatic sense of space and flow. This open-plan area is perfect for family living, featuring bespoke units, granite worktops, integrated appliances, and ample space for dining and lounging. The connection to the outdoors is immediate and stunning.

Also on the ground floor:

- A guest bedroom with modern en-suite
- Utility room and boot room
- Cloakroom and WC







SELLER INSIGHT

“ From the very first viewing, we knew this home was something special. Every room offered a serene, uninterrupted view over the lake. The setting is incredibly peaceful, and although we're tucked away in the heart of the village, there's a rare sense of space and privacy here.

Raising a family in this house has been an absolute joy. The open-plan kitchen and living area has been the centre of our daily life. Whether it's breakfast at the table overlooking the water or watching the light shift across the lake through the changing seasons, we've never tired of the view, especially with the majestic redwood tree standing proudly in the garden. In the cooler months, our living room becomes the cosiest corner of the house, with the log-burning fire lit, that effortlessly brings everyone together.

One of our favourite luxuries is the jacuzzi, which we use year-round, even in winter. And for the kids, the garden pirate ship has been a source of endless imagination and play. The enclosed garden and quiet road have always felt like a safe haven, giving them the freedom to ride bikes and enjoy being outside.

We've worked hard to make the house both beautiful and practical. The extension has created a wonderfully open and flexible layout that feels made for entertaining, yet still homely. Every room is filled with light and has been designed with thought and care. The guest bedroom with its own en-suite has been ideal for visitors, giving them privacy and comfort. We've also taken care to maintain the outdoor decking, where many summer meals and BBQs have taken place with family and friends

This home has supported our lifestyle in every way, it's practical for remote working, sociable for entertaining, and peaceful for quiet evenings at home. With a double garage and a second attached workshop, we've had ample storage and no compromises on space. Living in Welton has been a dream. The community is warm, welcoming and wonderfully supportive. Everyone knows each other by name, and there's a genuine neighbourly spirit.

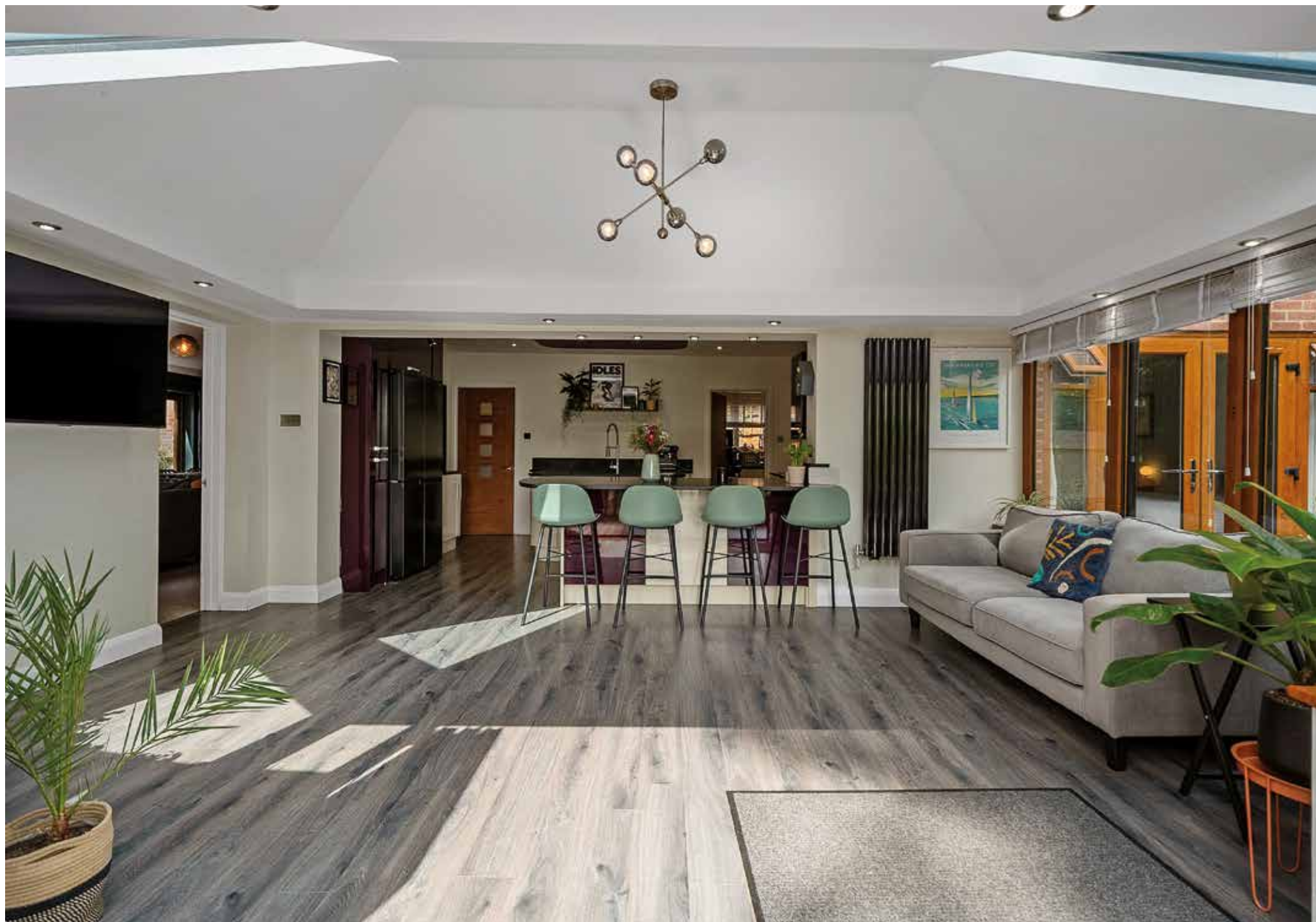
Welton Primary School is just a short walk away. Its outstanding reputation gave us great peace of mind, and being so close made mornings easy and stress-free. Beyond the school run, the area offers lovely local walks and a fantastic village pub, perfect for catching up with friends in a relaxed setting. Access to nearby towns and sports clubs is straightforward too, so while the home feels wonderfully peaceful, you're never far from anything you need.

To the next owners, my advice is simple: soak up every detail. Use the jacuzzi even in winter, light the fire and settle in on chilly nights, and take a few moments each day to enjoy the view, it never gets old. This house offers more than just space, it offers a lifestyle of calm, connection, and contentment.

* 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

Upstairs, the master suite is truly luxurious. It includes a walk-in wardrobe, a spacious en-suite bathroom, and a private balcony where you can wake to sunrise views over the lake. Three further double bedrooms and a stylish family bathroom complete the first-floor accommodation, all offering comfort and space in equal measure.









Outdoor Living

The outdoor spaces are an extension of the home's lifestyle appeal. The elevated decking area is perfect for entertaining or relaxing, offering uninterrupted views of the private lake and surrounding countryside. Below, the beautifully landscaped rear garden features additional seating areas, lush planting, and a children's tree house.

Parking & Garage

To the front of the property is a large driveway with parking for at least 4 cars. A double garage provides additional parking and has light and power connected. There is also a separate store/workshop perfect for storing the bicycles and a garden shed.





VILLAGE LIFE IN WELTON

Welton is one of Northamptonshire's hidden gems, offering the peace of village life with the convenience of nearby Daventry just minutes away.

- Education: Welton Church of England Primary School, rated 'Outstanding' by Ofsted, has recently achieved academy status, making the area ideal for families.
- Community: The village benefits from a historic 13th-century church, an active community hall, and a welcoming local pub, The White Horse, known for excellent food and friendly service.
- Recreation: From lakeside walks and cycling to fishing at nearby Daventry Country Park, outdoor pursuits abound.

Transport & Connectivity

Despite its rural setting, Welton is well connected:

- Easy access to the M1, A5, and other key road links
- High-speed rail from Long Buckby or Rugby to London Euston in under 50 minutes
- Nearby airports include Birmingham and Luton for domestic and international travel

A Rare Lifestyle Opportunity

This extraordinary home is more than just a place to live, it's a way of life. Whether you're watching wildlife from the decking, hosting summer gatherings with the lake as your backdrop, or enjoying cosy evenings inside, every detail has been designed for comfort, beauty, and ease of living.

This is countryside living at its most refined.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band – G

Local Authority – Daventry, West Northamptonshire Council.

Property Construction – Standard Brick & Tile.

Electricity Supply – Mains Electricity Supply.

Water Supply – Mains Water Supply.

Drainage & Sewerage – Mains Drainage and Sewage.

Heating – Oil Fired Central Heating. There will be maintenance costs involved – please speak to the agent for more information.

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

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 2 cars and driveway parking for 4 cars. Access to an electric vehicle charge point.

Special Notes – The property is subject to a Tree Preservation Order - Please speak to the agent for more information.

Rights & Arrangements – The land benefits from and is subject to rights and covenants under historic conveyances, including provisions relating to rights of light/air and boundary structures - Please speak to the agent for more information.

Directions

Postcode: NN11 2JJ / what3words: ///factoring.equipment.spades

Viewing Arrangements:

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976453573

Website:

For more information visit www.fineandcountry.co.uk/rugby-estate-agents.



7 CLARKES WAY, WELTON, NORTHANTS, NN11 2JJ



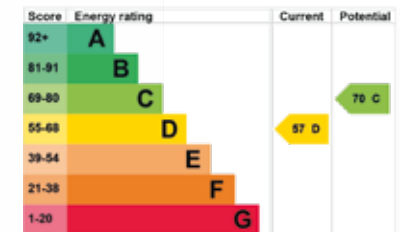
APPROXIMATE GROSS INTERNAL AREA: 2317 sq ft, 215m²

GARAGE & STORE : 503 sq ft, 47m²

BALCONY EXTERNAL AREA: 56 sq ft, 5m²

TOTAL AREA: 2876 sq ft, 267m²

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



Tax Band: G
Tenure - Freehold



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 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*



LIZ & NICOLA PARTNER AGENTS

Fine & Country Rugby

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email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

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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