







Hillcrest Bunkers Hill, Badby, Northamptonshire, NN11 3AW

Asking Price £850,000

Offered with NO CHAIN . Hillcrest is a beautifully presented four/five-bedroom detached home, occupying an impressive 0.4-acre plot and enjoying far-reaching views across the surrounding rolling countryside. The property boasts beautifully landscaped gardens, extensive off-road parking and over 3,300 sq ft of versatile single-storey accommodation.

Situated in the sought-after village of Badby, Hillcrest offers a rare combination of space, privacy and a desirable rural setting. The property is ideally positioned for enjoying the many local amenities and attractions, including the prestigious Fawsley Hall Hotel & Spa, Badby Woods and the popular open-water swimming at Bare Hill Lake.

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PARTNERSHIP NO. OC316701 **VAT REGISTRATION NO.** 272 4321 77 **REGISTERED IN** England and Wales **REGISTERED OFFICE** 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION
Badby Village is situated near the source of the River Nene and at the start of The Nene and Knightley Ways with many cycle rides within easy reach and countryside walks making it a perfect home for dog owners. The nearby Badby Woods are famous for their bluebells in spring, which is private land and part of the Fawsley Estate, but is open to all visitors to enjoy its natural beauty. It is a protected wildlife area and stretches from Badby to Fawsley. Badby village has a community primary school taking children up to the age of 11 as well St Marys The Virgin, Badby Parish Church.

The local rail stations are Long Buckby, Rugby and Banbury and services reach London, Birmingham and the rest of the country. It is a well-served village with an excellent public house, serving food and activities that range from film, music, and photography societies, art group, Pilates and Zumba classes, WI, drama, theatre, walking, bridge club, Tai Chi, history club, church bell ringing and Tea.

ACCOMMODATION
UPVC glazed doors lead to a porch with exposed stone walls and quarry tiled flooring. Further doors provide access to a spacious split-level hall fitted with ceramic tile flooring. Doors from the hall lead through to the accommodation including a large two door cloaks cupboard ideal for coats and shoes and the cloakroom fitted with a WC, pedestal wash basin, tiling to the splash back area and coving to the ceiling.

The sitting room is accessed by multi paned glazed doors and features engineered oak flooring, sliding patio doors to the rear gardens and has wonderful views across the gardens and surrounding countryside from both the rear and side aspect. The focal points of the room are two inglenooks with beams over, one with a working fireplace with Jotul Multi-Fuel Stove on a slate tiled hearth and the other being made into a bespoke library area with fitted shelving. From the sitting room doors lead through to the conservatory with exposed stonework with feature wall in conservatory, door to the rear garden and further views across the garden and countryside beyond.

The spacious kitchen/breakfast room has been fitted with a variety of shaker style cream wall and base kitchen cabinets, drawers and pan drawers with work surfaces over. There is an island unit with breakfast bar seating area and integrated appliances include an electric hob with extractor fan over, electric oven, dishwasher, and space for an American style fridge/freezer. The room extends to a dining area with doors to the rear garden.

There are two storage cupboards and further doors leading to the rear and through to a utility room which is fitted with further wall and base cabinets with sage green doors with a light oak trim and work surfaces over and with space and plumbing for a washing machine and tumble dryer. Access to the side of the property is available from the utility along with an internal door to the spacious room currently being used a home office suite where partly boarded storage space above is accessed from a hatch with fitted drop down loft ladder in the utility room. This room would make an ideal gym or could form part of an annexe. The study is light and airy and is fitted with ceramic tiled flooring, beech finish wall and base kitchen cabinets and drawers with work surface over, wine storage and integrated appliances include an electric hob with extractor fan over and electric oven. There is a useful storage cupboard and a shower room with pedestal wash hand basin, WC and shower enclosure.

BEDROOMS AND BATHROOMS
The principal bedroom is particularly spacious with light flooding in from triple aspect windows. There is a walk-in wardrobe and en-suite fitted with ceramic tiled flooring and tiling to the walls along with a wash hand basin with fitted mirror over, WC and a chrome and glass shower enclosure. Above the master bedroom is a substantial boarded storage space accessed via a fitted metal drop down loft ladder, with double power socket and lighting from two fluorescent tubes and two opening Velux windows with fitted blinds providing light and fresh air in the roof space when accessing items in storage. Bedrooms three and four overlook the rear garden and have fitted beech wardrobes and engineered oak flooring. Bedroom two also overlooks the rear and further benefits from engineered oak flooring, fitted beech finish wardrobes and an attached en-suite. The family bathroom has complimenting flooring to the hall and is fully tiled to the walls and fitted with a bidet, WC, chrome and glass shower enclosure, panelled bath and pedestal wash hand basin.

OUTSIDE
To the front of the property there is a copper beech hedge and low-level picket fence with planted shrubs and trees. Double gates lead through to a spacious block paved drive with parking for numerous vehicles. There is a lawned area, lighting, and access to the rear from both sides of the property through wrought iron gates. To one side of the property there is a covered oak and brick-built cycle and wood store, beyond which further low-level wrought iron gates lead to a paved patio which extends around the rear of the property offering various options for outdoor entertaining. The patio is enclosed by a dwarf brick-built wall with borders that have been planted with attractive manicured box bay hedging. Steps lead up to a lawned area enclosed to the rear by post and rail fencing allowing views across the neighbouring countryside. There are two garden sheds, a green house, and summer house to one side of the garden and a further outbuilding and pergola with pitched roof and décor tiled flooring providing another seating/entertaining area. An established wisteria climbs a large wooden pergola, and a pathway meanders all the way around the garden. There is a large pond, raised planters ideal for fruit and vegetables, planted borders an attractive umbrella tree and climbing roses. A warm water hand shower can be found to the rear of the property useful for cleaning dogs, boots or bicycles. Subject to planning permission previously granted there is scope for a detached double garage at the front of the property.

AGENTS NOTE
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

PLANNING
Full Planning Permission was granted in April 2012 for the erection of a double-width, extra-depth garage, positioned to the front left-hand side of the property when viewed from the front. Please note that this planning permission has since lapsed.

LOCAL AUTHORITY
West Northamptonshire Council
Angel Street
Northampton
Tel:0300-126700

Council Tax Band-G

VIEWING
Strictly by prior appointment via the agents Howkins & Harrison. Contact Tel:01327-316880.

FIXTURES AND FITTINGS
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

SERVICES
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

FLOORPLAN
Howkins and Harrison provide these plans for reference only - they are not to scale.

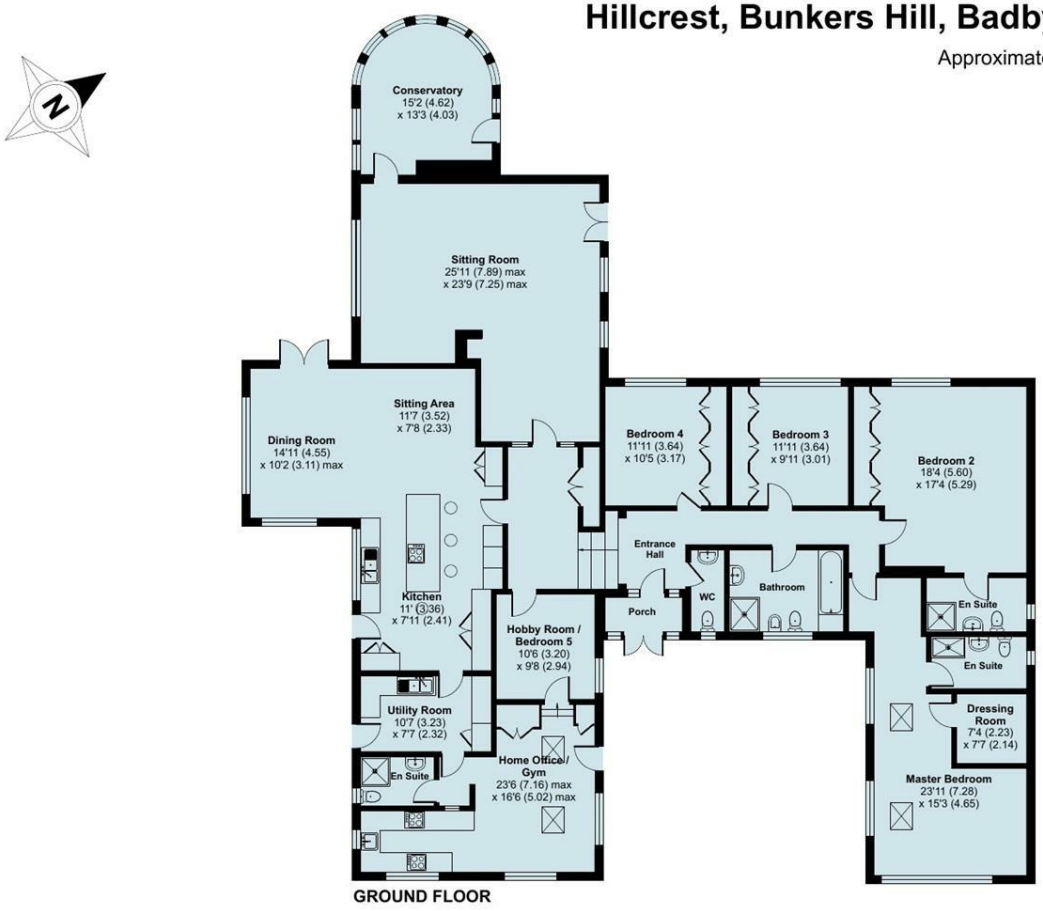
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



Hillcrest, Bunkers Hill, Badby, Daventry, NN11

Approximate Area = 3419 sq ft / 317.6 sq m

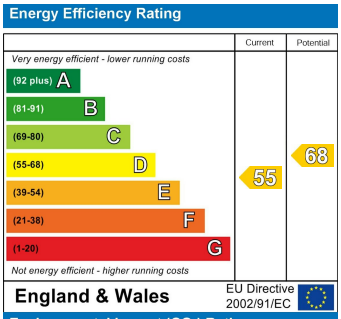
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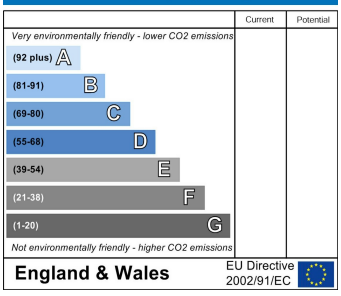


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Howkins & Harrison. REF: 1254481







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