



1 Manor Garden Court  
Kilsby Road | Watford | Northampton | Northamptonshire | NN6 7UT

FINE & COUNTRY

# 1 MANOR GARDEN COURT



*An elegant family home in the heart of Watford village, beautifully designed for modern living, with stylish interiors, generous spaces, and a south-facing garden overlooking the church.*







# KEY FEATURES

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Beautifully designed with modern family living in mind, this elegant home combines generous proportions, stylish interiors, and a wonderful connection to its surroundings.

At the heart of the property lies a superb kitchen and breakfast room — a bright, sociable space perfect for both relaxed everyday living and entertaining. The open-plan layout flows effortlessly into a formal dining area, ideal for hosting family and friends. A separate utility room provides practical support to the kitchen, while the spacious lounge offers a welcoming retreat, complete with a warm and comfortable atmosphere. There is also a versatile study, perfect for home working, a playroom, or a cosy snug.

Upstairs, the home continues to impress with four well-proportioned double bedrooms. The principal suite features a private dressing area and a contemporary en-suite shower room, creating a calm and luxurious space to unwind. The remaining bedrooms are all beautifully presented and served by a stylish family bathroom.

Outside, the south-facing rear garden enjoys excellent privacy, mature planting, and open views across to the village church — a truly picturesque outlook. The property also benefits from a double garage and ample off-road parking.

Set within the highly sought-after Northamptonshire village of Watford, the home offers the perfect balance of peaceful rural living and convenient connectivity. Surrounded by beautiful countryside, the village enjoys easy access to Long Buckby and Daventry, with mainline rail links to London Euston in under an hour and excellent road connections via the M1, A5, and A14. The area also offers a range of amenities, well-regarded schools, and scenic walks through the surrounding landscape.









# SELLER INSIGHT

“ When I first discovered this home, it was the solidity of its build, its elevated position and the far-reaching views that truly captivated me. The ease of access to trains, motorways and excellent schools made it not only a beautiful place to live, but also a wonderfully practical one. Add to this a private, south-facing walled garden, and it immediately felt like the perfect balance of seclusion and convenience.

Over time, I've had the joy of shaping the house to reflect my own lifestyle. I opened the kitchen into the dining room, creating a natural hub for family gatherings, and enlarged the bathroom for comfort. The addition of a veranda has given me an outdoor space I use all year round, while a log burner brings warmth and atmosphere on winter evenings. The study was recently refurbished, and every window and patio door has been replaced to frame the garden and rural views beyond. Outside, I reimagined the patio and paths in Indian sandstone, creating a timeless elegance to the setting.

What I love most is the flow of the house, with its circular design making every space connect beautifully. Whether entertaining at summer barbecues or hosting family celebrations, it has always felt like a perfect 'party house'. I once considered extending further, but the space already accommodates so much life and possibility that I never felt it necessary.

The garden itself has been a constant source of joy. It is south-facing and wonderfully private, with practical touches such as a greenhouse, an outside sink, and a fenced area for muddy dogs and wellingtons. Unloading shopping is effortless thanks to access from the garage, and I often smile when the sun streams through the patio doors, lighting up the garden and beyond to the sheep and cattle in the fields opposite.

The village community here is something very special. It is friendly and welcoming, yet never intrusive. Neighbours are always there if you need them, whether that's watering plants or sharing produce, but equally respect privacy. During lockdown, we set tables out on the drive for socially distanced drinks, and I will always cherish those moments of connection. I love that there are small touches of generosity woven into everyday life here – from walnuts left in the church porch to neighbours helping one another with anything from technology to gardening.

Life in this village has been enriched by its amenities and surroundings. I often stroll to the pop-up pub, happy to go alone knowing there will be friendly faces. There are countless countryside walks on the doorstep, many welcoming for dogs, and an excellent choice of pubs and restaurants – including fantastic Thai food. Cinemas, theatres, schools, trains and motorways are all close by, meaning the quiet of village life never comes at the cost of convenience.

Internally, the house is warm and comfortable, providing everything I need to support my daily routines. The veranda is a favourite retreat no matter the season, while practical additions such as the hidden safe offer peace of mind. The overall sense of security here has always been strong; it is tranquil and private, yet the wider world is within easy reach.

If I could, I would downsize within the village itself, as I would truly love to take my neighbours with me. This house has been filled with wonderful memories of family gatherings, garden parties, and the simple joy of looking out from every window to my lovely rural views. To whoever becomes the next custodian of this home, I would simply say: embrace the flow of the house, enjoy the veranda, cherish the garden, and take time to appreciate the extraordinary lifestyle both this property and its community provide.\*

\* 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.









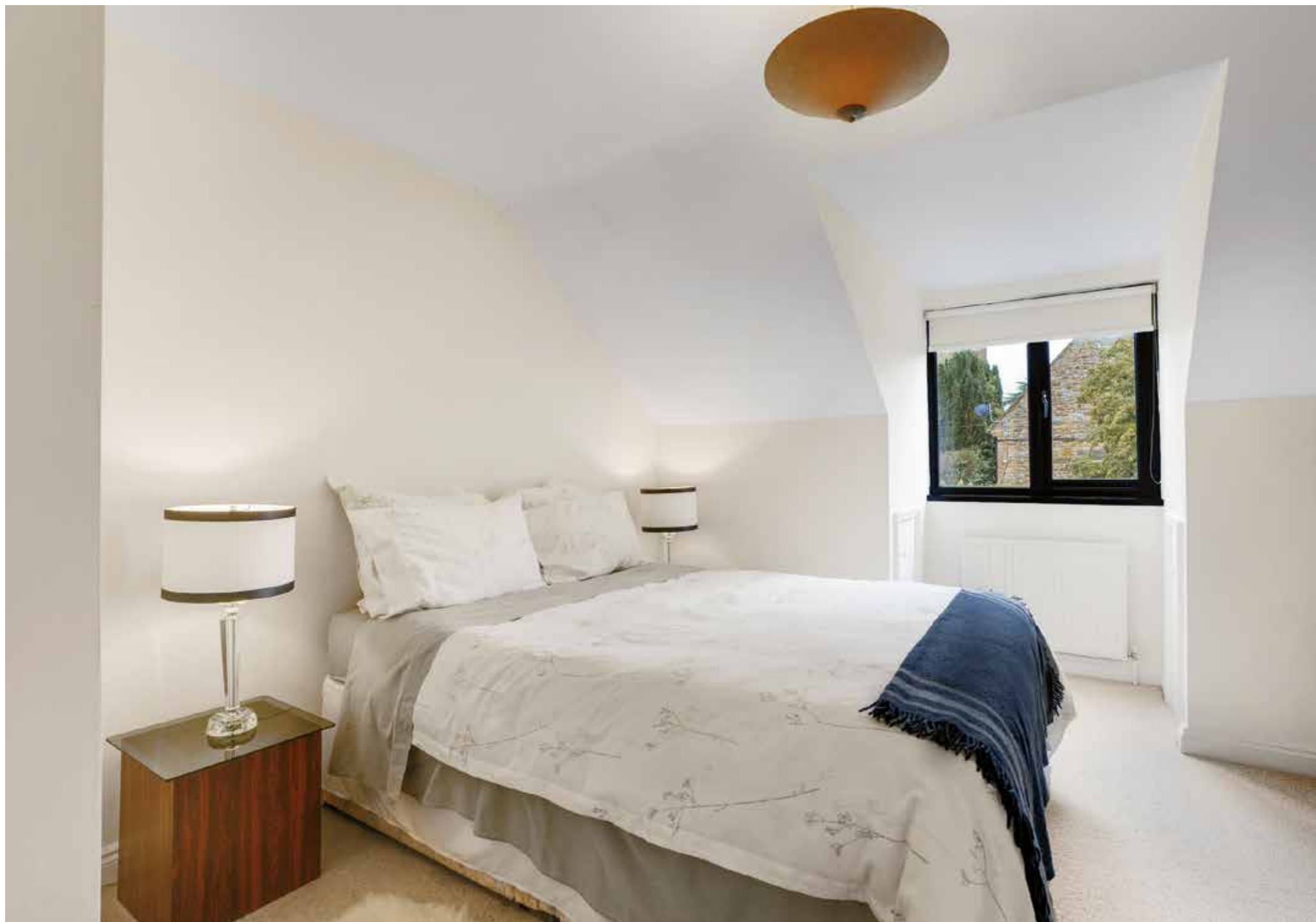






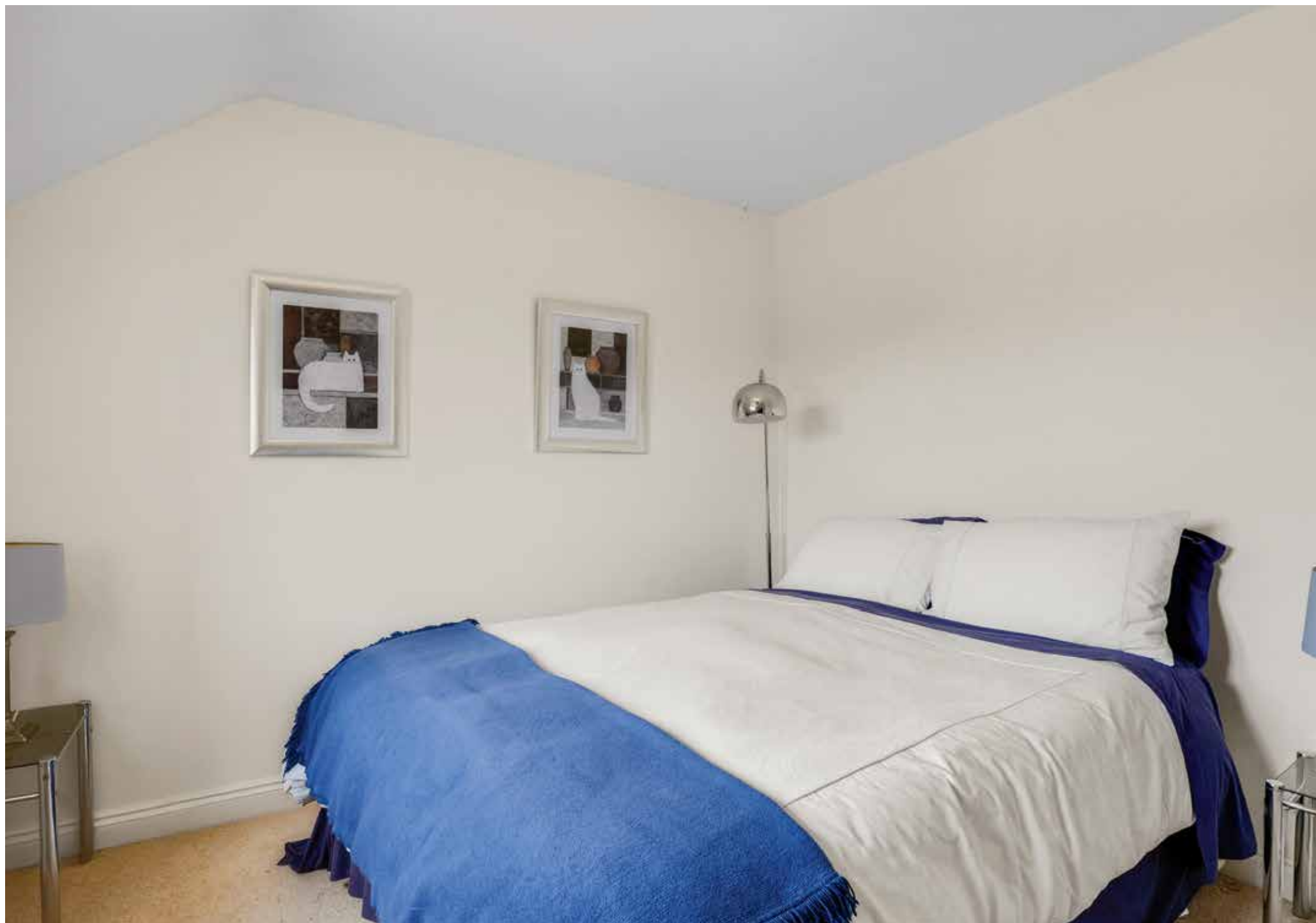




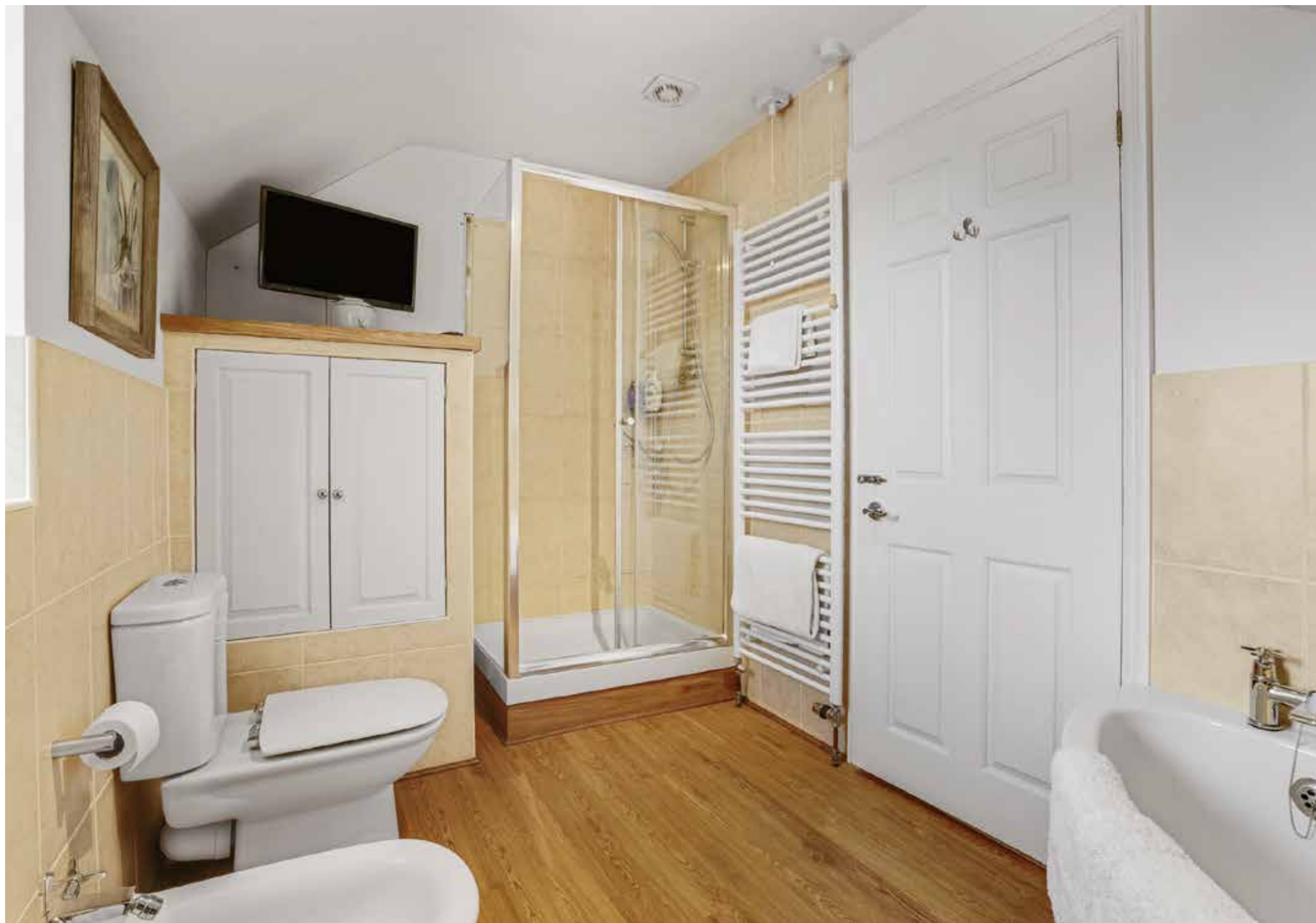
























## LOCATION

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Watford is a small village in Northamptonshire and close to Long Buckby which provides day-to-day shopping some two miles away where there is a railway station connecting to London Euston. A wider range of shopping can be found at either nearby Daventry or in Rugby where there is a Virgin fast train service into Euston, in well under one hour. Watford is close to the A5 providing excellent links to the A14, A361, M1 and the M6. Junior schooling can be found in Braunston, Welton or Long Buckby. There is a wide range of both state and private senior schooling in Northamptonshire, Leicestershire and Warwickshire.







# INFORMATION

## Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – D.

Council Tax Band – G.

Local Authority – West Northamptonshire Council.

Property Construction – Standard – brick and tile.

Electricity Supply – Mains.

Water Supply – Mains.

Drainage & Sewerage – Mains.

Heating – Oil fired central heating. There will be maintenance costs involved– please speak with the agent for further information.

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

Mobile Signal/Coverage – 4G and some 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.

## Special Notes

The property has rights to use shared drains, pipes and other utilities that run beneath neighbouring land, with a requirement to contribute to their upkeep and maintenance. It is also subject to restrictive covenants. A Grade II listed boundary wall, which sits outside the registered title, forms part of the property's visible boundary. Please speak to the agent for more information.

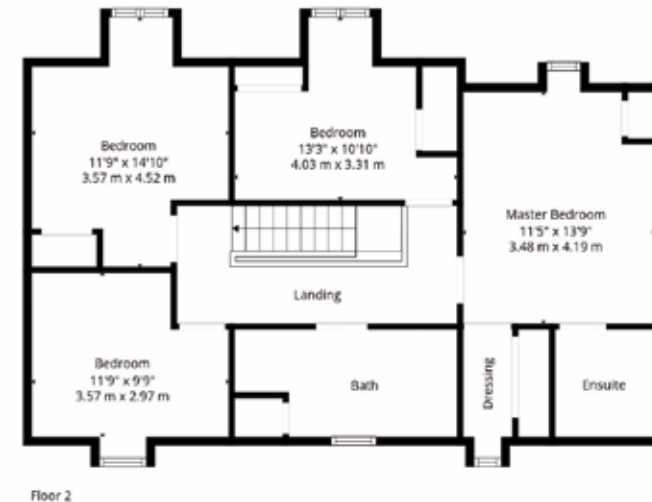
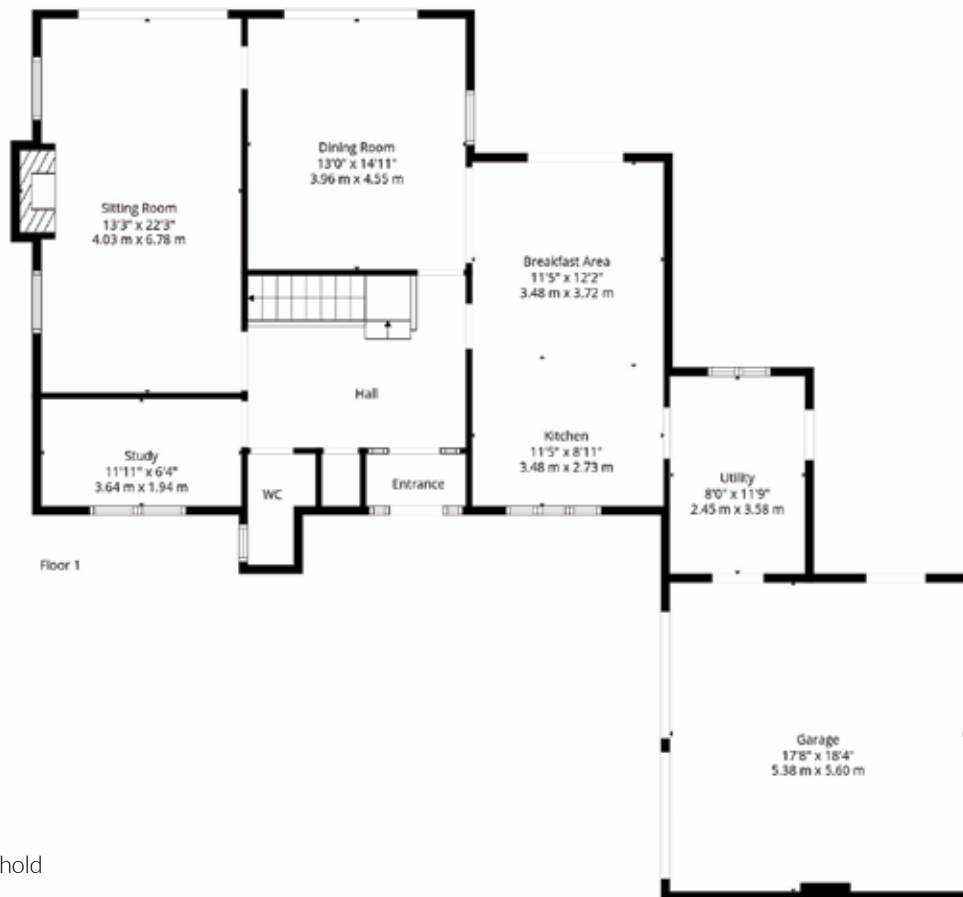
## Directions

What Three Words: [///absorbing.carry.commander](https://www.what3words.com/absorbing.carry.commander)

Postcode: NN6 7UT







Tax Band: G  
Tenure – Freehold



**TOTAL: 1805 sq. ft, 168 m2**  
**FLOOR 1: 987 sq. ft, 92 m2, FLOOR 2: 818 sq. ft, 76 m2**  
**EXCLUDED AREAS: GARAGE: 324 sq. ft, 30 m2, UTILITY: 95 sq. ft, 9 m2, FIREPLACE: 8 sq. ft, 1 m2,**  
**BAY WINDOW: 12 sq. ft, 0 m2, WALLS: 174 sq. ft, 16 m2**

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed









# 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.



GRAHAM LEE

PARTNER AGENT

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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

*We value the little things that make a home*

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](https://fineandcountry.com/uk/foundation)

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