



Crown Cottage, 2a Helmdon Road, Weston, Northamptonshire, NN12

Guide Price ^{ODV} £595,000

A beautifully presented and character filled period cottage, located within the highly desirable South Northamptonshire village of Weston. The well appointed accommodation extends to entrance hall, cloakroom, sitting room with wood burning stove, dining room, kitchen, first floor with two double bedrooms and family bathroom, second floor with another double bedroom with en-suite shower room. The gated driveway leads to a double garage, plus further large single garage, and fully enclosed south-westerly facing cottage garden.

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

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



WESTON

The village of Weston is set in the upper Tove valley in the rolling South Northamptonshire countryside and is coupled with the nearby village of Weedon Lois just under a mile away. There is excellent schooling in the area including St. Loys Primary School which also has a pre-school. The local pub, The Crown Inn, situated in Weston, boasts an award winning restaurant. Weston lies within easy reach of Towcester, Brackley, Silverstone and Banbury.

There is good access to the main arterial roads including the A43, A5, M1 motorway at junction 15a and the M40 at Junction 11, with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 and 50 minutes respectively. The train station at nearby Banbury offers services to London Marylebone and Paddington.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, the Formula 1 Grand Prix plus a variety of classic and sports car events racing at the world famous Silverstone race circuit. There are great walks to be had from the doorstep. Health spas are located at Whittlebury Hall and Fawsley Hall.

GROUND FLOOR

The generous entrance hall has a refitted cloakroom and opens into the generous sitting room complete with wood-burning stove and exposed beams. Off the sitting room is the dining room, and a bespoke kitchen which has Planning Permission to be extended.

FIRST FLOOR

The master bedroom has generous proportions, with dual aspect and a range of fitted wardrobes. Bedroom three has a newly replaced Velux roof light and is also on this floor, which has a beautiful landing leading to the family bathroom, and a useful study area.

SECOND FLOOR

The guest bedroom has two newly replaced Velux roof lights, and an indulgent en-suite shower room.

OUTSIDE

Approached via an electric vehicular gate and pedestrian gate, the driveway leads to the double garage, plus a large single garage. A gate leads into the secluded cottage garden which is hard landscaped and enjoys a South-Westerly aspect.

AGENTS NOTE

The property has been granted Planning Permission by West Northants Council, under reference: WNS/2022/1903/FUL for an extension to the kitchen. Further details can be found on the Council Planning Portal, or on request from Howkins & Harrison.

LITCHBOROUGH

The village of Litchborough lies approximately 1 mile west of the A5 on the former B4525 Northampton to Banbury Road. Towcester is approximately 5 miles away, Northampton 10 miles and Milton Keynes 22 miles. There is good access to the A43, M1 and M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes

and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.

The village has a new village hall providing a superb amenity for the village and a children's park. Nearby primary schools are found in Blakesley, Pattishall, Bugbrooke and Greens Norton with Towcester having both primary and secondary schools. Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.

COUNCIL TAX BAND

Band - F

VIEWING ARRANGEMENTS

Strictly by prior appointment via the selling agents, Howkins and Harrison. Tel:01327-353575.

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

The following services are connected to this property :
Mains electricity, water and drainage.

None of the above 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, and drainage services.

FLOORPLAN

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

IMPORTANT NOTICE

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.

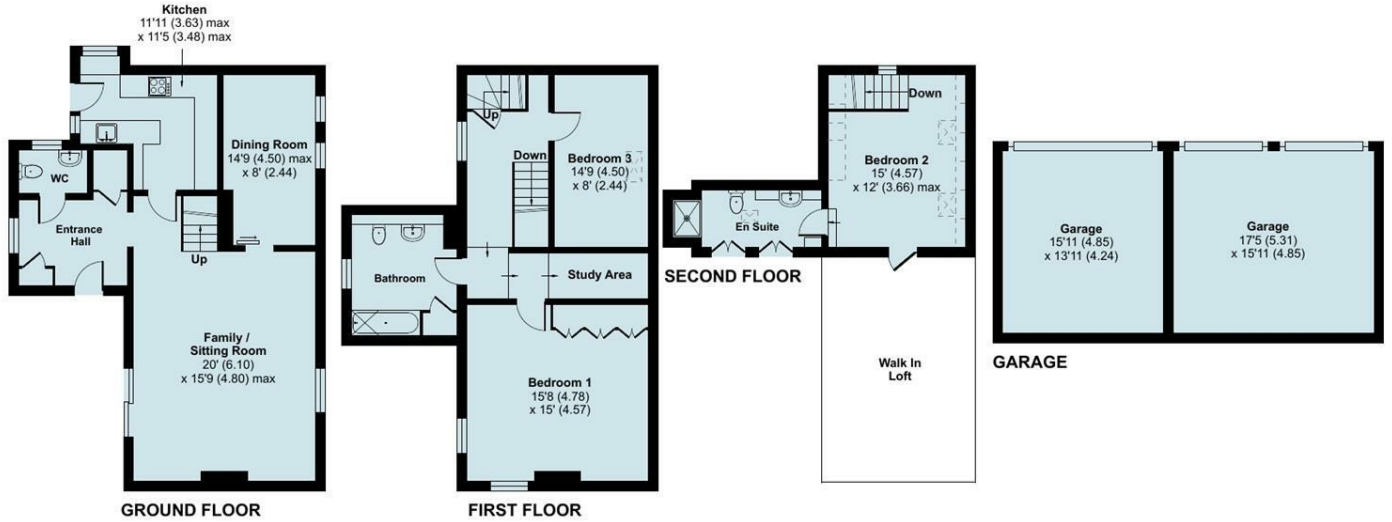


Helmdon Road, Weston, Towcester, NN12

Approximate Area = 1595 sq ft / 148.1 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Garages = 499 sq ft / 46.3 sq m
 Total = 2120 sq ft / 196.8 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Howkins & Harrison. REF: 1083875



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 59 |
| (39-54) E | | 31 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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