



The Cottage. 8a High Street, Weston, Northamptonshire. NN12 8PU

HOWKINS &
HARRISON

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Weston, Northamptonshire.
NN12 8PU

Guide Price: £725,000

Occupying a prominent position in the centre of the sought after village of Weston, this delightful Grade II Listed thatched cottage retains many original features and is full of character and charm. Offering three bedrooms (including one en-suite), three reception rooms, and gardens with a double garage and ample driveway parking, the property is presented in excellent condition throughout.

Features

- Grade II Listed cottage
- Master bedroom en-suite
- Two further double bedrooms
- Family bathroom
- Sitting room
- Dining room, kitchen and Study
- Garden room
- Utility room & cloakroom
- Gardens
- Double garage & ample parking



Location

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 at Whittlebury Hall and Fawsley Hall.



Ground Floor

Spacious entrance hall with a double-sided woodburning stove that opens into the sitting room. There is a study, dining room, kitchen with a range of bespoke fitted unit and integrated appliances with a central island. From the kitchen a door leads to the vaulted ceiling garden room with bi-fold doors that open onto a courtyard. A utility room and cloakroom also lead off the kitchen.

First Floor

The master bedroom is en-suite and there are two further double bedrooms and a family bathroom.





Outside

The property sits in a prominent position on the High Street and has a flower bed to the front planted with mature shrubs. A five-bar gate leads to the gravelled driveway offering ample parking and leading to the generous double garage with electric doors and two integral storerooms. The garden is approached via a set of shallow steps leading up to a lawned area bordered with thoughtfully planted mature flower beds a patio seating area and vegetable garden area with raised beds, all enjoying views over open countryside.

A delightful Grade II Listed thatched cottage retaining many original features and is full of character and charm.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 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: 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.

Heating and hot water is by an air source heat pump.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band – F

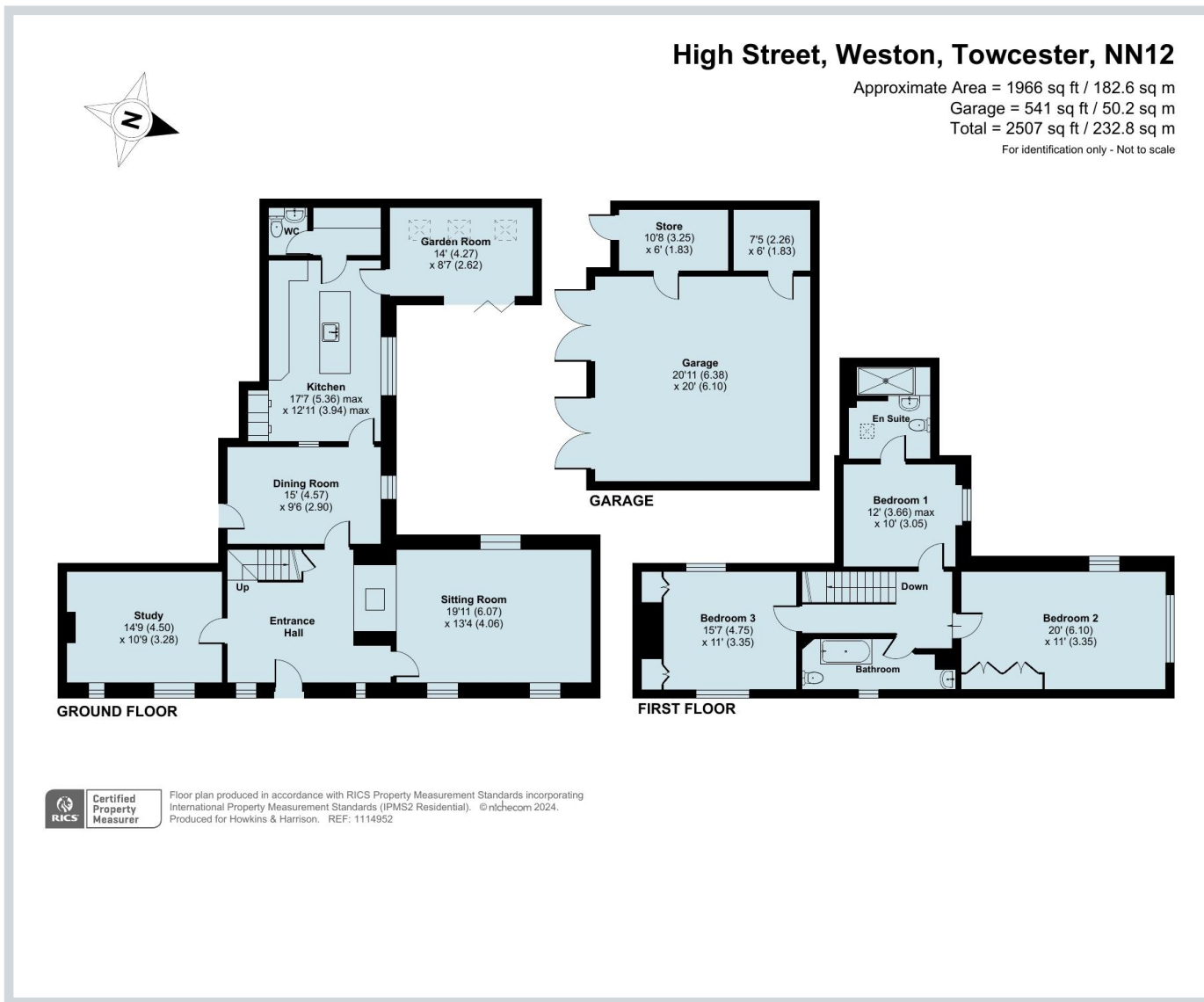
EPC

This property is Grade II listed therefore EPC information is not required.

Howkins & Harrison

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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.



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