



Cattleford House, 1 Kettle End, Lois Weedon, Northamptonshire, NN12 8PW

HOWKINS &
HARRISON

Cattleford House, 1 Kettle End,
Lois Weedon, Northamptonshire,
NN12 8PW

Guide Price: £850,000

Set in the sought after village of Weedon Lois, this imposing stone-built property retains many original features. Presented in excellent condition throughout, the property benefits from three reception rooms, a study, two bathrooms, four bedrooms and an enclosed garden.

Features

- Characterful stone property
- Original features
- Master bedroom en-suite
- Bedroom two with dressing room
- Two further bedrooms
- Family bathroom
- Sitting room
- Dining room
- Family room
- Study
- Kitchen/breakfast room
- Utility room
- Enclosed garden
- Energy rating F



Location

The village of Lois Weedon is set in the upper Tove valley in the rolling South Northamptonshire countryside and is coupled with the nearby village of Weston 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.

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

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote water, Pitsford and Hollowell Reservoirs, horse racing at Towcester and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

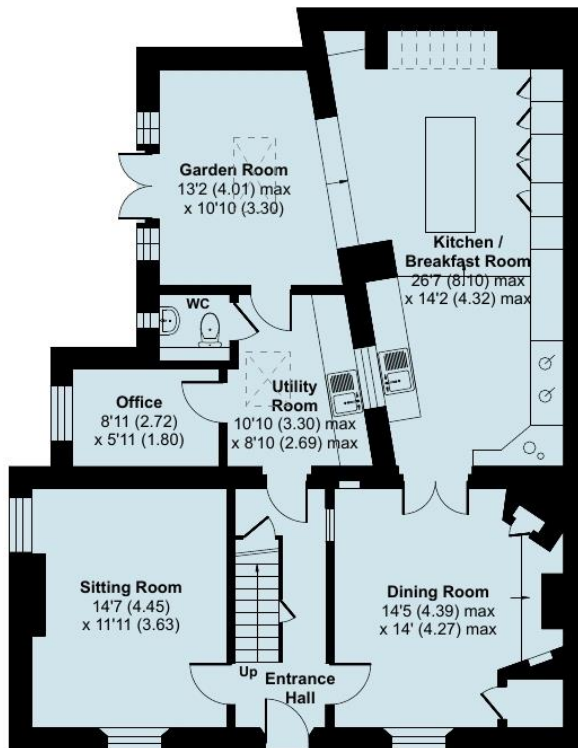
A storm porch leads to the entrance hall, sitting room with wood burning stove, dining room featuring an original inglenook fireplace and leading on into the kitchen/breakfast room fitted with a bespoke range of units under granite worksurfaces and incorporating an Everhot range cooker, two electric ovens and a wine cooler in addition to a central island and breakfast bar. Filled with natural light, the family room features the original well and has French doors opening onto the patio. Accessed from the entrance hall and the family room is the utility room, study and cloakroom.

Denotes restricted head height

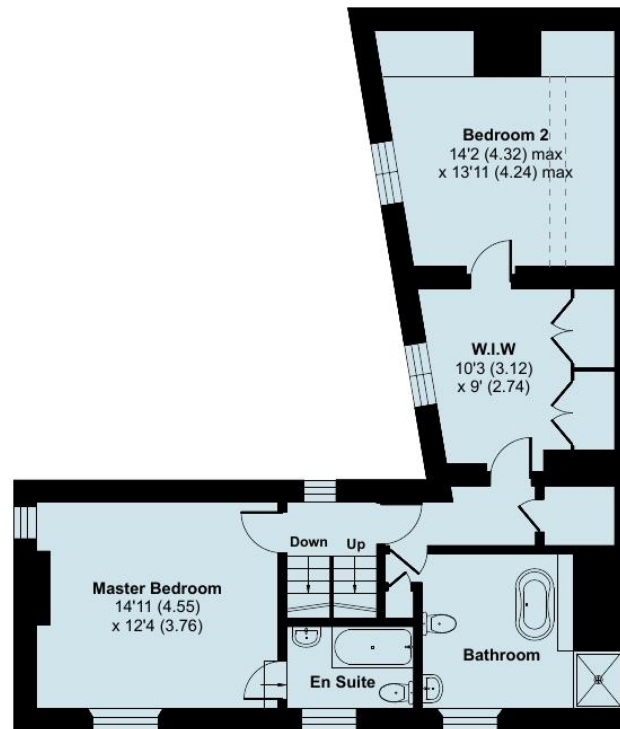
Lois Weedon, Towcester, NN12

Approximate Area = 2260 sq ft / 210 sq m
Limited Use Area(s) = 261 sq ft / 24.2 sq m
Total = 2521 sq ft / 234.2 sq m

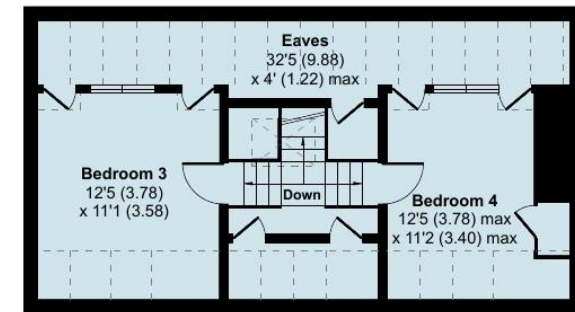
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Howkins & Harrison. REF: 940823



First Floor

The master bedroom is en-suite, bedroom two is accessed via a dressing room. A spacious family bathroom with a free-standing roll-top bath completes the first floor.

Second floor

Two bedrooms with dormer windows overlooking the garden.

Outside

The property sits on a no-through lane in the sought-after village of Weedon Lois. The low maintenance front garden is enclosed by a wrought iron fence. A gate give access to the garden which is enclosed on all sides. The garden is mostly laid to lawn, with a patio and further benefits from a large shed.





Viewing

Strictly by prior appointment via the selling agents.
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.

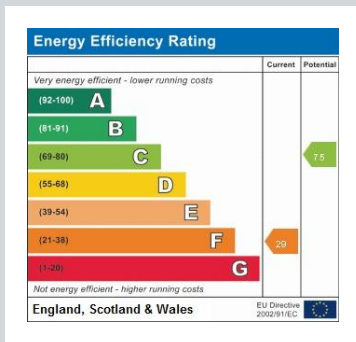
Services

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. Oil central heating.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - F



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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