



Stable Cottage, 1a Kettle End Lois Weedon, Northamptonshire, NN12 8PW

HOWKINS &  
HARRISON

Stable Cottage, 1a Kettle End,  
Lois Weedon, Northamptonshire  
NN12 8PW

Guide Price: £560,000

This delightful stone cottage with a studio/annexe is set in the sought after village of Weedon Lois. Full of character and charm, the cottage retains many original features and offers an en-suite master bedroom, two further bedrooms, a sitting room and kitchen/dining room whilst the studio/annexe has a sitting room, bedroom, kitchen and a wet room. There is off road parking, and a pretty cottage garden.

#### Features

- Delightful stone cottage
- Master bedroom en-suite
- Two further bedrooms
- Family bathroom
- Sitting room
- Kitchen/dining room
- Studio/annexe
- Off road parking
- Cottage 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

Entrance hall, spacious kitchen/dining room with an oil-fired Aga and a range of fitted units with an integrated oven and hob. A door opens into the utility room with a range of fitted units and a cloakroom.

## First Floor

The master bedroom has an en-suite bathroom; there are two further bedrooms and a family bathroom.

## Studio/Annexe

The studio/annexe has two reception rooms, one of which has been used as a bedroom, the other as a dining room, a fitted kitchen and a shower room.

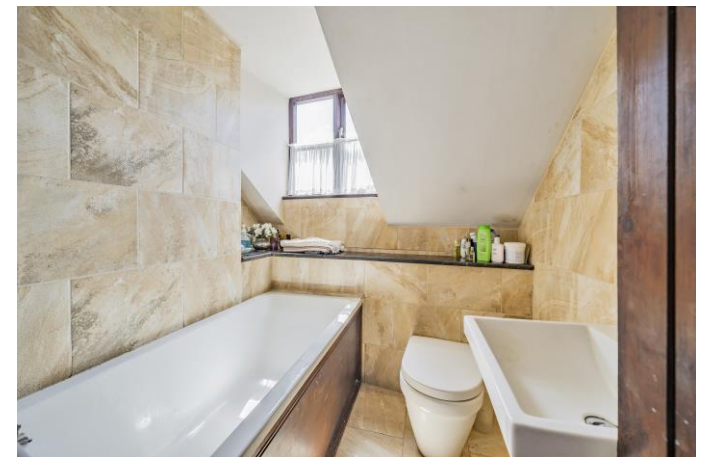




## Outside

The cottage sits in a no-through road in the sought after village of Lois Weedon. Approached along a private road, with two parking spaces and a garden store on one side and the cottage garden leading to the studio/annexe and the cottage on the other. The cottage garden is beautifully planted with mature borders, shrubs and trees and with secluded patio dining areas.

Full of character and charm, this cottage retains many original features, offers a beautifully planted garden and off road parking.





## 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.

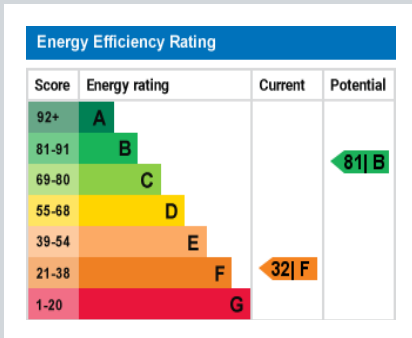
## Services

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. Oil central heating.

## Local Authority

West Northamptonshire Council – 0300 126 7000

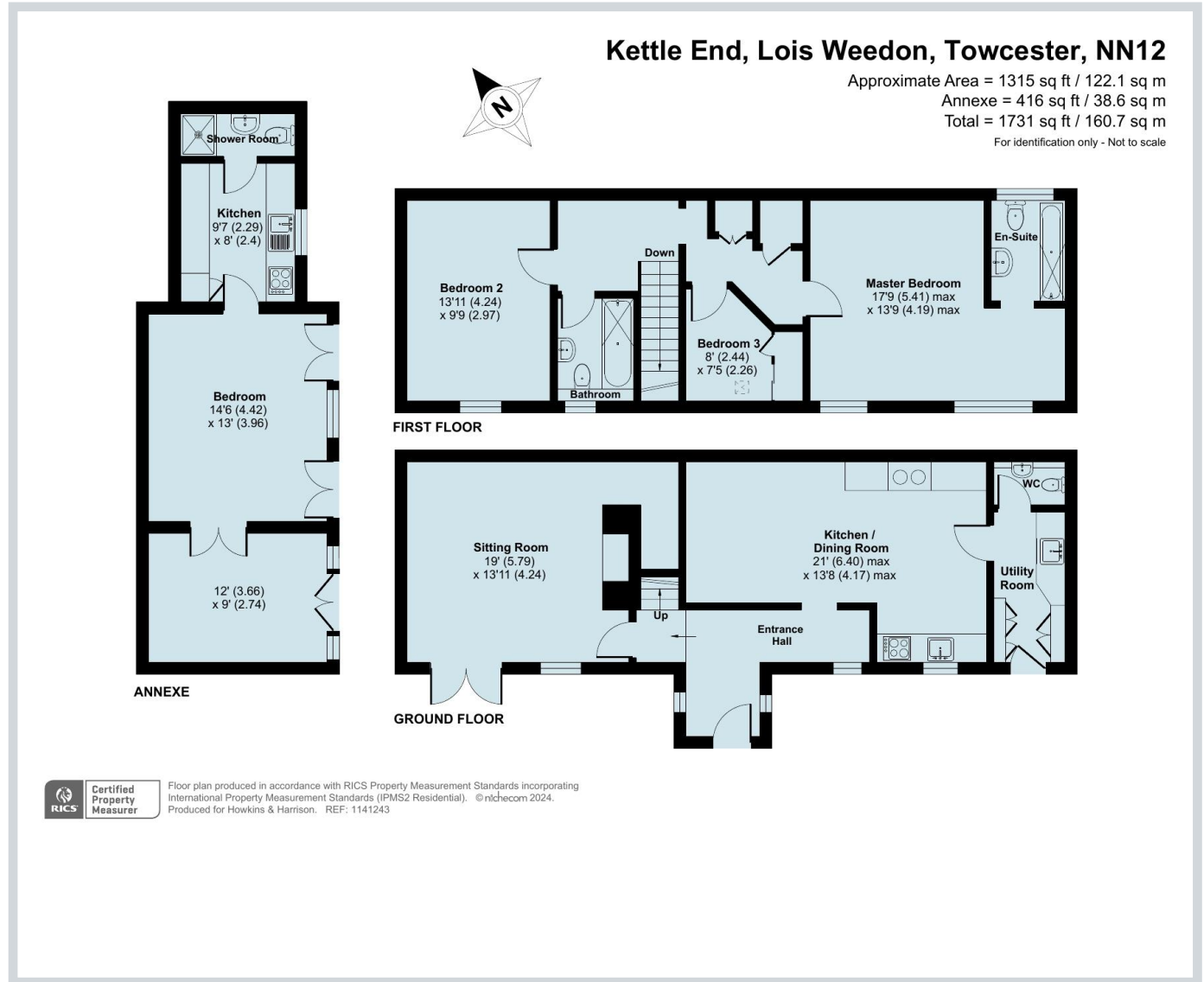
## Council Tax Band - E



## 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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