



Hunters Retreat, 7 Grove Lane, Weston, Northamptonshire, NN12 8PY

HOWKINS &
HARRISON

Hunters Retreat, 7 Grove Lane
Weston, Northamptonshire, NN12
8PY

Guide Price: £340,000

A very pretty, character cottage, constructed of stone under a slate roof. The accommodation comprises entrance hall, sitting room, kitchen, dining room, two double bedrooms and family bathroom. There are lovely cottage gardens backing on to open fields and allocated off-road parking. Situated in the picturesque village of Weston, the property enjoys a rural feel, yet within striking distance of several centres of commerce.

Features

- Character stone cottage
- Sitting room with wood burner
- Dining room opening to garden
- Well appointed kitchen
- Two double bedrooms and family bathroom
- Lovely, south facing, cottage gardens
- Backing onto open fields
- Allocated off road parking
- Rural village location
- EPC Rating: E



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

The entrance hall opens into the lovely sitting room, complete with wood burning stove and three windows. The kitchen is comprehensively fitted and leads through to the dining area which in turn opens to the cottage garden.

First Floor

There is a landing with airing cupboard, two generous double bedrooms and a family bathroom.

Outside

The property benefits from allocated parking on Grove Lane. The rear garden is south-facing, with an abundance of mature planting, complementing the seating area and lawn. Beyond the rear boundary are open fields.

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.

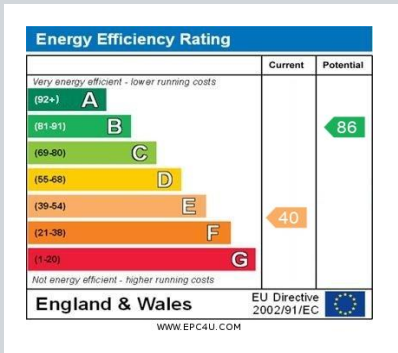
Services

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.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - D



Howkins & Harrison

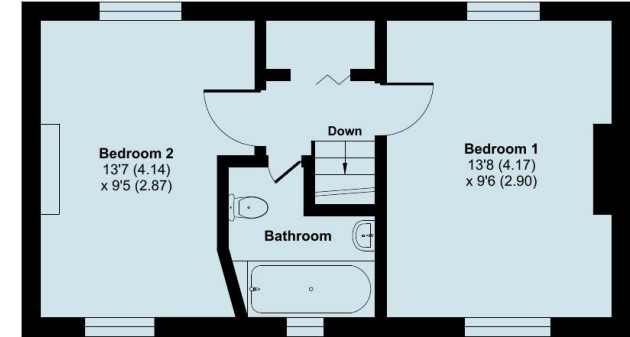
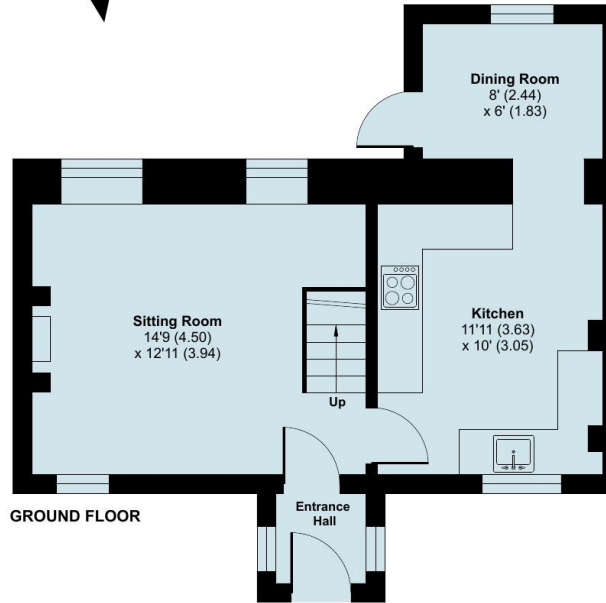
98a Watling Street, Towcester, Northamptonshire NN12 6BT

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

Grove Lane, Weston, Towcester, NN12

Approximate Area = 721 sq ft / 66.9 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Howkins & Harrison. REF: 1181768

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.



This document is made from fully recyclable materials. We are working on ways to move all of our products to recyclable solutions.