



4 Grove Lane, Weston, Northamptonshire, NN12 8PY

HOWKINS &  
HARRISON



4 Grove Lane, Weston,  
Northamptonshire, NN12 8PY

Guide Price: £375,000

An exciting opportunity to acquire this detached individual cottage that sits in a quiet no-through lane in the village of Weston. Offering great potential, the property has two reception rooms, a large kitchen/breakfast room, a ground floor bedroom and bathroom, in addition to a bedroom on the first floor, a conservatory, off road parking, gardens and a garage.

#### Features

- Detached cottage
- Two bedrooms
- Ground floor bathroom
- Kitchen/breakfast room
- Dining room
- Sitting room
- Conservatory
- Garden with greenhouse and covered fishpond
- Garage & driveway parking
- Energy rating F



## 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.



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Land App



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## Ground Floor

Entrance porch leading to the kitchen/breakfast room with a range of fitted cupboards and leading on to the dining room. A entrance hall leads to the sitting room with open fireplace, the ground floor bedroom and recently updated shower room. A further doorway leads to the spacious conservatory with lovely views over the garden, and French doors open onto the patio entertaining area.

## First Floor

Stairs rise from the sitting room to a double bedroom.

## Outside

The property sits in a quiet, no-through lane in the sought after village of Weston and is approached by a paved driveway, offering parking, and leading to the garage, and to the front door and side porch. To the side of the driveway, there is a large lean-to greenhouse, and what has in the past been productive growing areas for fruit and vegetables.

From the parking area, a courtesy gate leads to the rear garden which has been designed to be low maintenance, a large patio entertaining area and greenhouse, in addition to a well-maintained fish pond that sits under a pergola style roof.



## Viewing Arrangements

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

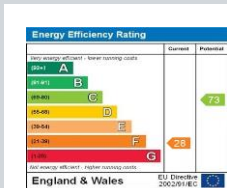
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority: West Northamptonshire Council

Council Tax Band – D

**Agents Note:** Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details. 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.



## Howkins & Harrison

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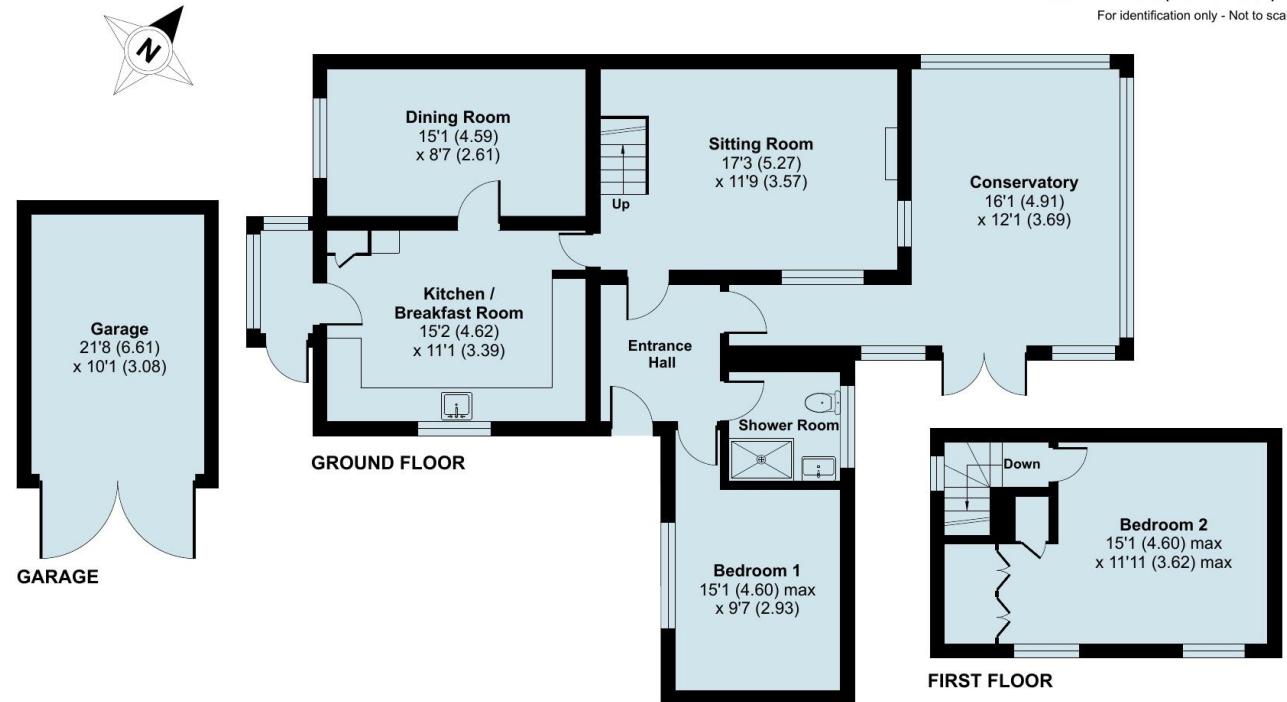
## Grove Lane, Weston, Towcester, NN12

Approximate Area = 1267 sq ft / 117.7 sq m

Garage = 153 sq ft / 14.2 sq m

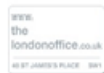
Total = 1420 sq ft / 131.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1276636

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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