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2 James Watt Close, Daventry NN11 8RJ

campbells

of Weedon



3 Bedrooms | 3 Bathroom | 1 Reception Room | Secure Gated Parking



ROOKERY LODGE

CHURCH STREET, WEEDON, NN7 4PL



Architecturally Designed



Detached



Three Bedrooms



Two En-Suites



Open Plan Living



Stunning Interior



Private Location



Lovely Grounds



Extension Potential



This home changes with the seasons and when the sun sets this home is bathed in rays of light which change depending on the season - the sunsets are as good as anywhere else in the world.

Architecturally Designed - the building was completed July 2016, Rookery Lodge is a complete one off and it sits in the landscape as if it has always been there. The wood cladding has matured and now the building is a beautiful piece of architecture to admire from the Ibiza like patio. The spectacular entrance has floor to ceiling windows which floods light into the rooms. An oak staircase leads up to the main living space.

This is the epitome of open plan living. The incredible design has steps down into the stunning kitchen area with its central island. The change in ceiling height cleverly gives the feeling of this area being a separate room - an amazing design feature.

From the living space floor to ceiling doors lead to the balcony - once again an incredible area to watch the sunset or have a barbeque or snuggle with a blanket on the sofa and watch the leaves falling from the trees in Autumn.

On this floor the main bedroom with spacious en-suite and fitted wardrobes is accessed from the landing.

This main bedroom has a private balcony perfect for morning coffee on a lazy Sunday.

There's also a guest cloakroom on this floor.

On the ground floor are two further double bedrooms, again with fitted wardrobes.

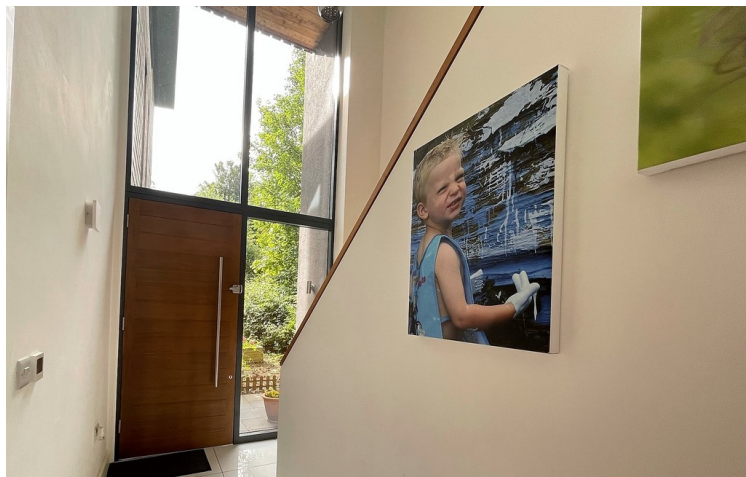
Bedroom two also benefits from an en-suite whereas bedroom three has private usage of the family bathroom.

On the ground floor there's a large utility room which has direct access to the outside gym area. This area has the potentially to make another room if you wanted to add an additional bedroom or another living room.

Rookery Lodge is approached via a private driveway. To the rear there's gated access offering off road parking and the property sits in the plot with gardens wrapping all the way round.

This works superbly with different areas for growing vegetables, accommodating garden sheds and even space for trampolines.

The front garden is landscaped and has an incredible patio, a real chill out area. Perfect for parties and family BBQ's.

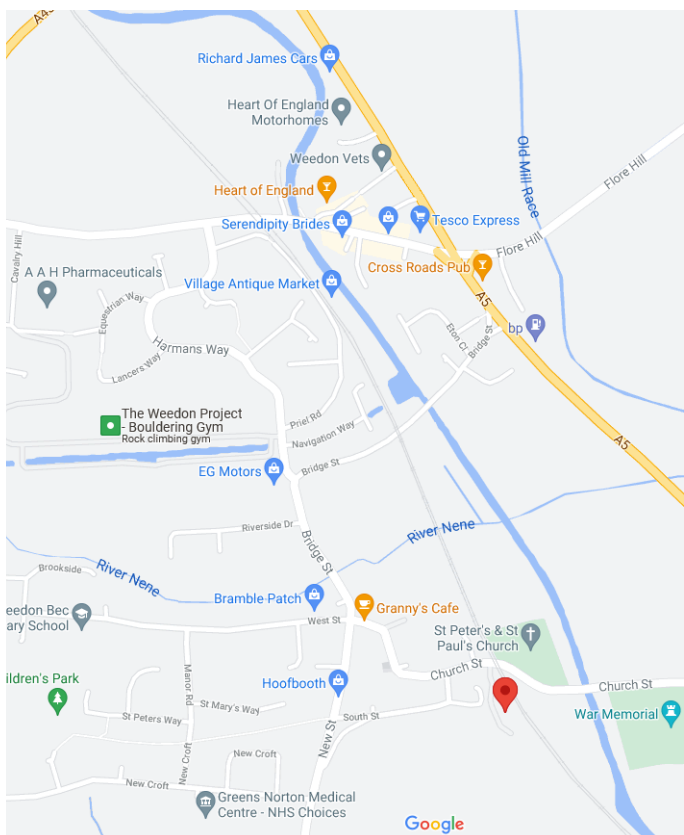


LOCATION

Weedon, if you have never been, is situated between Northampton and Daventry - some would say it's the centre of England!

A village full of community spirit and lots of local amenities - convenience stores, doctors surgery, dentist, pharmacy and pet shop to name but a few. There are several Public houses to choose from and restaurants too - take your pick.

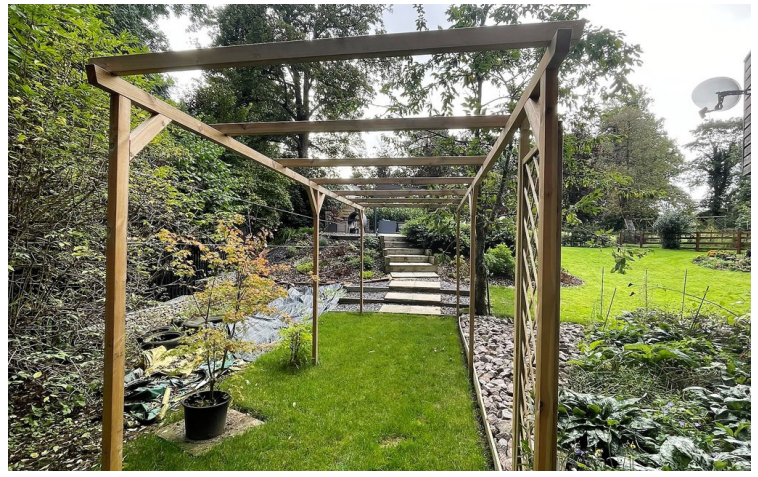
Need to commute for work? Weedon village is superbly located for network connections, being minutes from the A45, A5 and M1. The Grand Union Canal is just a short walk away too.



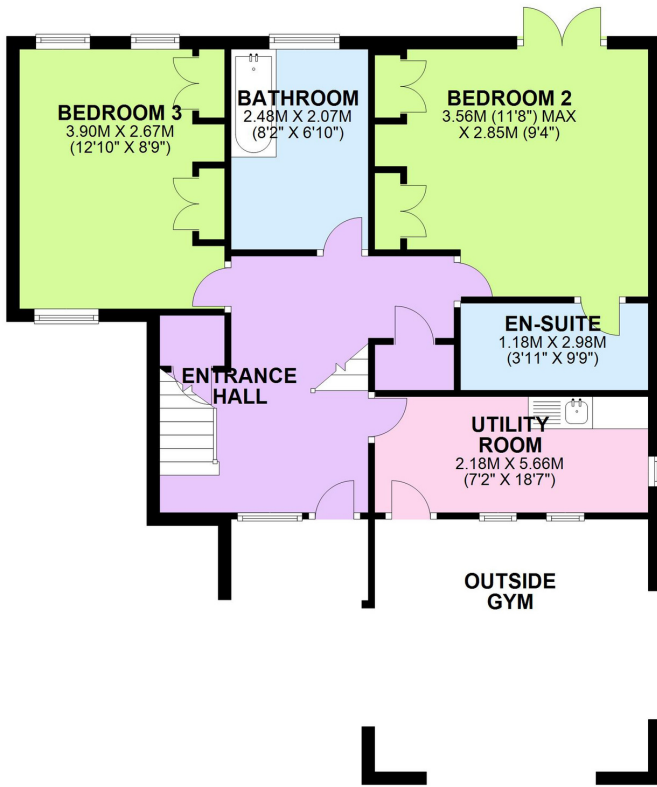
Council Tax: Band E EPC: Rating C

"The setting of the home is like living in a magical forest, stunning in Autumn and in the snow its like living in the Alps."

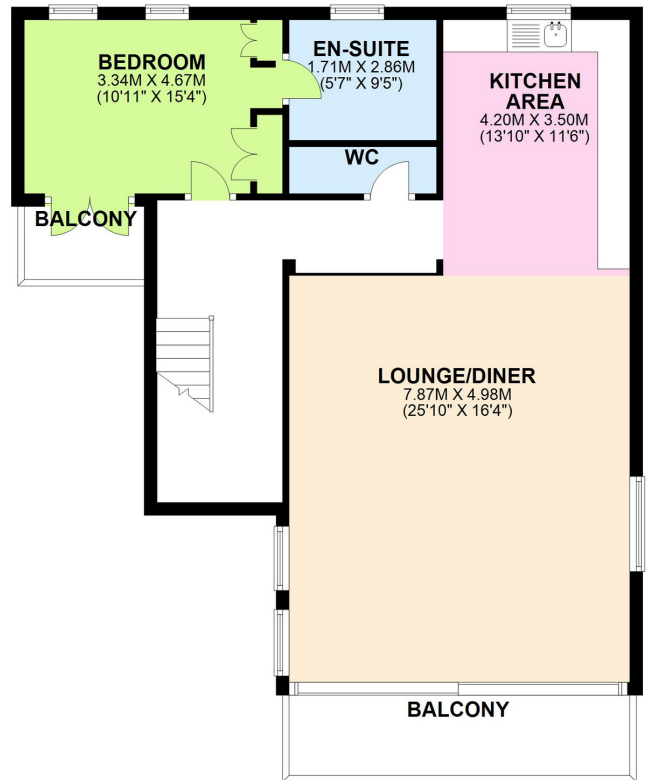




GROUND FLOOR



FIRST FLOOR



LOCAL PROPERTY EXPERT AMANDA LOYDALL



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I wanted to send an email across to you about my experience with Campbells. My partner and I had a unique homebuying experience, finding our perfect house on Location, Location, Location.

From the very minute Phil handed over to us, Amanda has handled the process from offer to exchange impeccably. A perfect example of this was where Amanda dropped everything on a Sunday to let us view the house after we'd had our offer accepted.

Buying a house is a particularly stressful experience, and we've seen lots of challenges with our solicitors throughout. The rock that kept us sane was Amanda, who replied to our texts and emails immediately, reassured us and chased solicitors for updates. I can't explain how much Amanda's support relieved our stress.

We've no intention of moving anytime soon, but if we were to sell our home we'd call Amanda first. My partner and I will also spend the coming years recommending Campbells to everyone we know. Thank you for everything.

Lloyd and Karina about Amanda and the Daventry Team

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.