



**The Maples, 7 Wilton Lodge, Watling Street, Norton,
Northamptonshire NN11 2EH**

**HOWKINS &
HARRISON**

The Maples, 7 Whilton Lodge, Watling Street, Norton Northamptonshire, NN7 2EH

Guide Price: £475,000

A unique opportunity to own a wing of this fabulous country residence dating back to 1867, it was originally built for the Craven family who resided at Coombe Abbey to use as a hunting lodge. The approach to Whilton Lodge is via a beautiful tree lined driveway. The property is surrounded by four acres of maintained grounds and if you wish to venture out further for walks then the Grand Union Canal is easily accessed. The Maples is a two storey property conversion within in the lodge and offers refitted ample accommodation comprising of: Three bedrooms and two bathrooms over two floors, large sitting room with fireplace, dining room/sun room and large open plan modern kitchen. Viewing is highly recommended to appreciate this stunning home and its beautiful location.

Features

- Refitted character property
- Superb location with communal gardens
- Three double bedrooms over two floors
- Master with en-suite
- Refitted modern open plan kitchen
- Dining Room/Sun room to patio at the rear
- Sitting room with fireplace
- Plentiful parking and car port
- Village location of Norton
- Energy Rating- F



Location

Norton village is located 2 miles east of the Northamptonshire market town of Daventry and has a population of about 400. It boasts the beautiful All Saints church, a public house with “take away” fish and chips service and village hall, just west of Norton is 'Heart of the Shires Shopping Village' which has a variety of independent stores trading within converted farm buildings. Further amenities are available less than a mile away across the A5 in Long Buckby, or in Daventry, both of which can be reached via a daily bus service (excluding Sundays). Long Buckby also has a mainline train station offering services to both London Euston and Birmingham New Street whilst for vehicular access; M1 J16 is just 6 miles away.



Ground Floor

The ground floor consists of a large sitting room with a feature fireplace and an open fire, double doors lead through to the dining room/sun room with a lantern style roof with views over the grounds. The refitted modern kitchen has a number of fitted appliances as well as double ovens with large central island and it is tiled throughout. On the ground floor is the master bedroom which is a fantastic size, along with a good size refitted family bathroom complete with white suite.

First Floor

The first floor has two double bedrooms along with a refitted Jack & Jill en-suite, which can be conveniently accessed by both bedrooms.





Outside

This stunning home has its own private patio area just outside the dining room/sun room offering amazing uninterrupted views. There is plentiful parking available at the front of the property together with allocated car parking and visitors parking as well as a car port.

Leasehold Details

SUBJECT TO CHANGE

Remaining years- 957 years remaining

Service Charge - £998.78 per quarter



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Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 01788-564666

Fixtures and Fittings

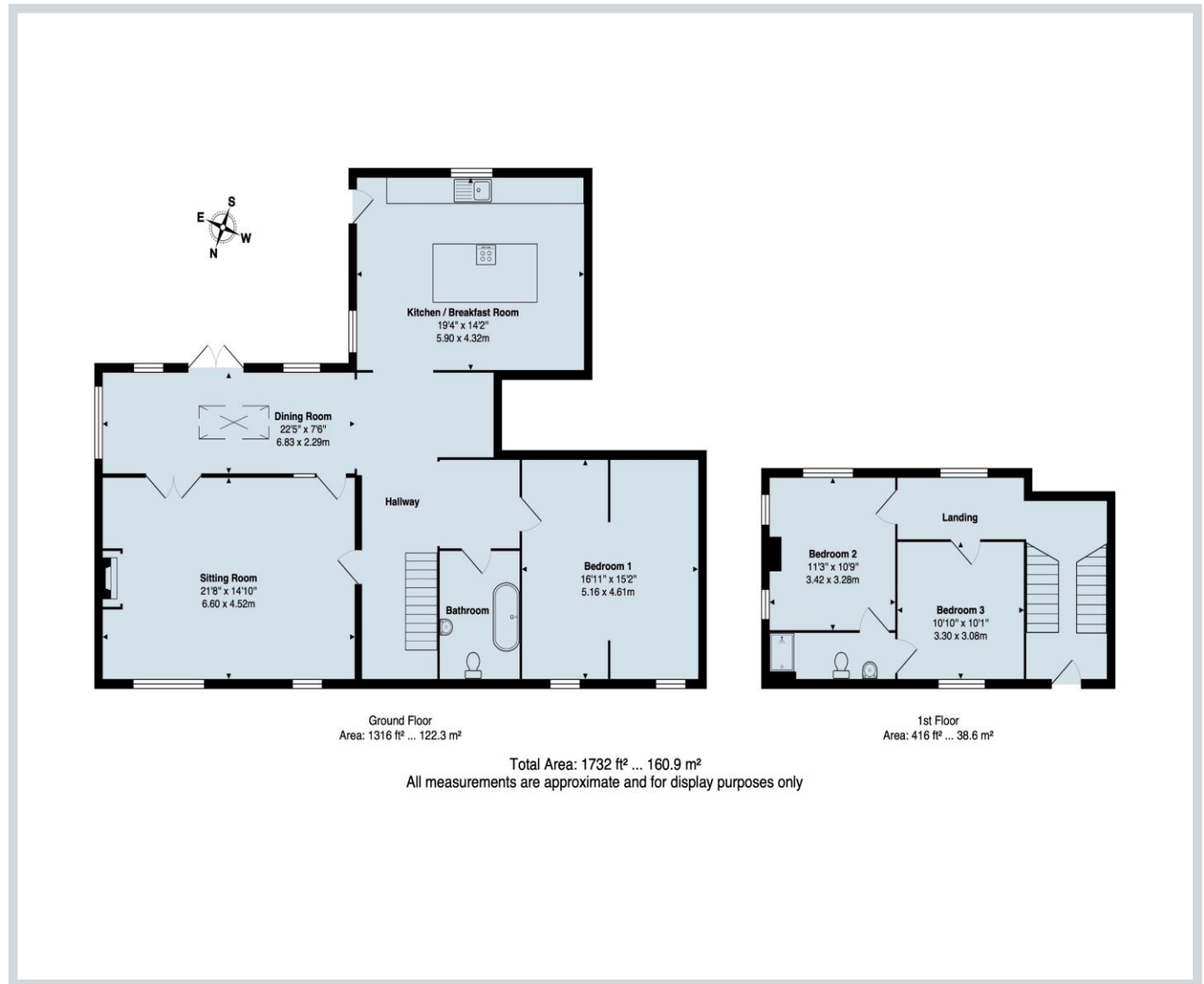
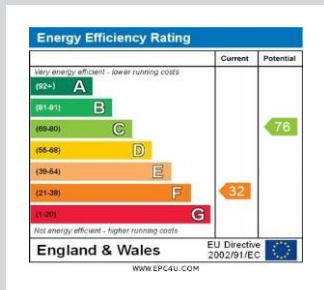
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the 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, gas and drainage services.

Local Authority

West Northamptonshire Council
Tel:0300-126700
Council Tax Band - C



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.