



19 St. Marys Way, Weedon, Northamptonshire, NN7 4QL

HOWKINS &
HARRISON

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Northamptonshire, NN7 4QL

Guide Price: £465,000

A beautifully presented detached family home in the sought after village of Weedon, ideally position at the end of a peaceful cul-de-sac. This property offers flexible living and entertaining space, perfectly suited for modern family life. There are four well-proportioned bedrooms with generous master featuring an en-suite, complemented by a spacious and well-appointed family bathroom. Outside, the block-paved driveway provides parking for two vehicles.

Features

- Beautifully presented detached family home
- Four bedrooms with en-suite to master
- Generous family bathroom
- Three reception rooms including Garden Room
- Modern kitchen with peninsula and breakfast bar
- Utility room with side access
- Driveway for two vehicles
- Attractive rear garden with countryside views
- Village location with local amenities
- EPC Rating - D



Location

Weedon Village, also known as Weedon Bec, is a highly desirable Northamptonshire village located just four miles from Daventry and within easy reach of Northampton. It enjoys excellent transport links, with the A5 and nearby M1 motorway providing swift road access, and Long Buckby train station offering direct services to London and Birmingham—making it ideal for commuters seeking a more rural setting.

The village has a rich heritage, with its roots dating back to Anglo-Saxon times. Its most notable historic feature is the Royal Ordnance Depot, built during the Napoleonic era, now home to independent shops and a visitor centre. The Grand Union Canal runs through the heart of the village, offering pleasant towpath walks, while the surrounding countryside provides plenty of outdoor space to enjoy. Architectural highlights include attractive stone cottages, Victorian terraces, and the impressive 19th-century Weedon Viaduct. Weedon offers a good mix of local amenities, including pubs, cafés, a doctor's surgery, pharmacy, and post office, as well as a popular primary school rated "Good" by Ofsted. The village has a strong sense of community, with numerous clubs and societies, regular events, and recreational spaces such as the Pocket Park and riverside walks along the Nene.



Ground Floor

Enter through the front door beneath the charming arched porch into a generous hallway featuring decorative panelled walls, with stairs rising to the first floor. From here, the home opens into a stunning open plan living space, with a spacious dining area at its heart.

To one end lies the contemporary light grey modern kitchen fitted with a peninsula island with breakfast bar offering access to the garden via elegant French doors. A wealth of base and eye level cupboards together with pan drawers provide excellent storage. The kitchen benefits from an integrated oven, large five-ring induction hob with extractor fan, dishwasher, under counter 1.5 stainless steel sink with space for large American style fridge/freezer. From the dining area, is the cosy yet, light and bright garden room, offering a more intimate space to relax, with further French doors to the garden.

Stunning black and glazed "barn style" sliding doors open from the dining area into a spacious sitting room. This comfortable room features laminate flooring and a wood-burning stove creating a warm and welcoming atmosphere.

Completing the ground floor is a cloakroom, a useful understairs storage cupboard and a generous utility room with external access to the side of the property.



First Floor

The panelled staircase opens on to a well sized landing space a bright, spacious master suite overlooking the front of the property. The bedroom benefits from a dressing area with fitted wardrobes and large walk-in shower room. To the rear there is a substantial double bedroom enjoying views over the garden along with two further well-proportioned double bedrooms, one of which is currently used as a home office. The accommodation is completed by a large and well-appointed family bathroom, fitted with a bath with hand shower, a separate shower enclosure, toilet and basin with storage.

Outside

To the front of the property, a block-paved driveway provides parking for two vehicles and access to the garage storage area.

The rear garden is designed for both relaxation and entertaining. A generous paved and decked terrace offers the perfect spot of alfresco dining, while a charming wooden pergola with climbing plants creates a further sheltered seating area. Beyond, the garden is laid mainly to law and enjoys attractive countryside views, offering a wonderful sense of space and tranquility.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on Tel: 01327-316880.

Fixtures and Fittings

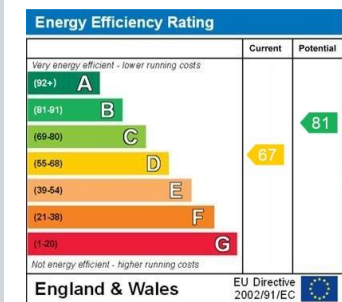
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

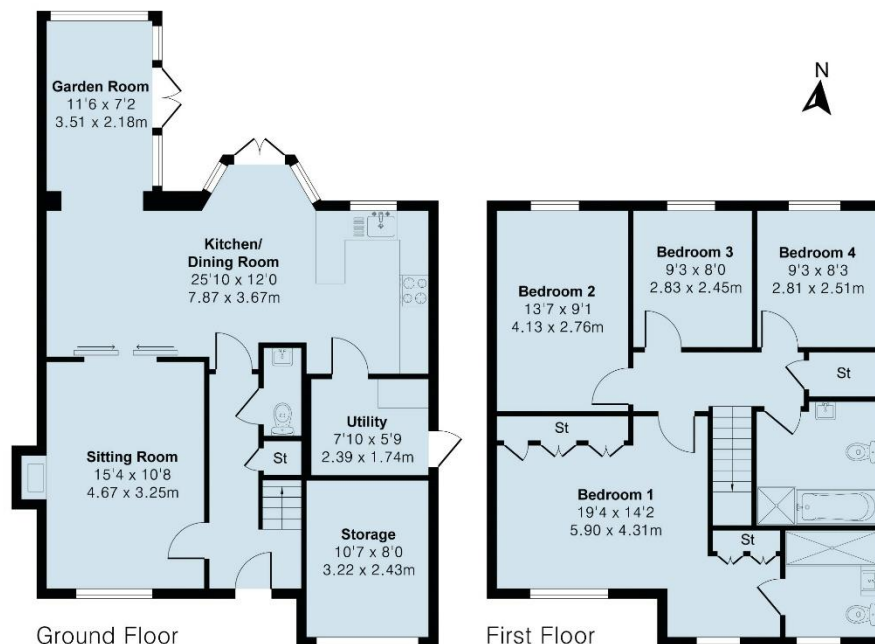
West Northamptonshire Council Tel:0300-126700
Council Tax Band – E



Approximate Gross Internal Area 1507 sq ft - 140 sq m

Ground Floor Area 801 sq ft – 74 sq m

First Floor Area 706 sq ft – 66 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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