



29 Harmans Way, Weedon, Northamptonshire, NN7 4PB

HOWKINS &
HARRISON

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Northamptonshire, NN7 4PB

Guide Price: £425,000

A detached four-bedroom family home, located in a quiet and friendly area within the highly sought-after village of Weedon, while remaining within easy reach of local shops, schools, and amenities. Recently updated and modernised, the property offers spacious and practical accommodation perfectly suited to modern family life. The layout provides comfortable living areas ideal for spending time together, as well as generous bedrooms for growing families. The beautifully modernised garden creates a safe and enjoyable outdoor space for children to play and for family gatherings, complemented by a contemporary garden room that offers flexible additional space, ideal as a home office.

Features

- No onward chain
- Detached property
- Four bedrooms
- Open plan kitchen/dining
- Wood burning stove
- Modern Garden Outbuilding suitable for home office/gym
- Garden with large, paved seating area
- Garage
- Off road parking for multiple vehicles
- EPC Rating - C



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. In short, Weedon Village combines heritage, community, and excellent connectivity, making it one of Northamptonshire's most attractive places to live.



Ground Floor

The property is entered via a modern grey uPVC front door into a spacious porch, with engineered oak flooring that continues throughout the ground floor. This leads into a large, bright lounge featuring a wood-burning stove. Open access connects the lounge to the central staircase and flows through to the impressive open-plan kitchen dining room.

The kitchen dining space is flooded with natural light and arranged around a peninsula island with breakfast bar, providing a clear distinction between the kitchen and dining areas. French doors open directly onto the rear garden.

The contemporary kitchen is fitted with dark navy base units, contrasting pale grey wall units and quartz work surfaces. Integrated appliances include a dishwasher, microwave and wine fridge, together with a Rangemaster double oven and six-ring gas hob. A walk-in pantry sits adjacent to space for an American-style fridge freezer.

A glazed uPVC door provides further garden access, while a partially glazed oak door leads to the utility room, which offers space for a washing machine and dryer, along with a large storage cupboard and boiler cloak cupboard, all finished to match the kitchen. A fully tiled downstairs WC with hand basin and built-in storage completes the ground floor.



First Floor

Carpeted stairs rise to the first-floor landing, from which all four bedrooms are accessed. The principal bedroom is a generously sized double overlooking the front of the property. There are two further well-proportioned double bedrooms, one enjoying a front aspect and the other overlooking the rear garden.

The fourth bedroom is a generous single, ideal as a child's bedroom, nursery or home office, and is conveniently located next to the family bathroom. The bathroom is fitted with a bath with rainfall shower over, hand basin and WC with built-in storage, and is fully tiled throughout.



Outside

The block-paved driveway provides parking for multiple vehicles and gives access to a small garage with an up-and-over door. To the right, a gated side access leads through to the rear garden.

The garden has been thoughtfully landscaped for low-maintenance family living, featuring a large Indian stone paved patio and seating area, with steps up to an Astro Turf lawn bordered by raised shrub beds. A modern garden room with bi-fold doors opens onto the front, offering flexible space ideal as a home office, gym, or additional living area. The room benefits from full power, heating, and versatile functionality.

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. Contact Tel:01327 316880.

Fixtures and Fittings

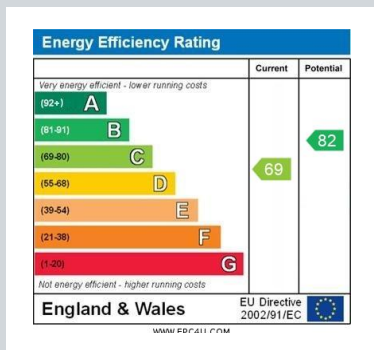
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D



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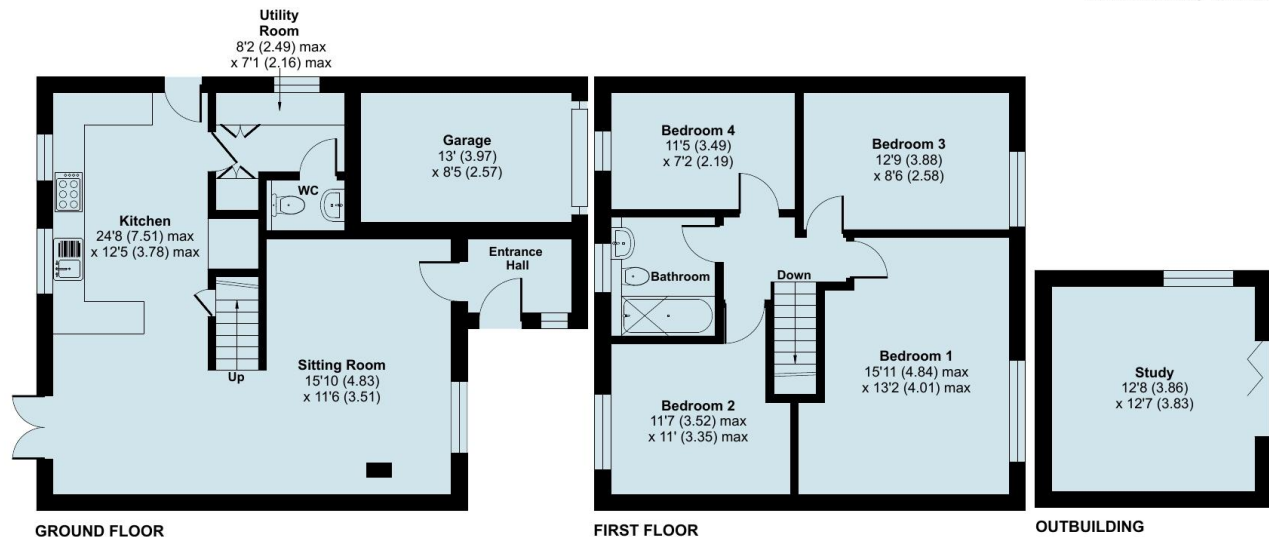
Approximate Area = 1195 sq ft / 111 sq m

Garage = 104 sq ft / 9.6 sq m

Outbuilding = 159 sq ft / 14.7 sq m

Total = 1458 sq ft / 135.3 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: 1394389

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.