



Castle Mound, 15 High Street, Lois Weedon, Northamptonshire, NN12 8PL

HOWKINS &
HARRISON

Castle Mound, 15 High Street,
Lois Weedon, Northamptonshire,
NN12 8PL

Guide Price: £725,000

A highly individual and character filled detached family home, with origins that date back to 1850. The generous living accommodation extends to some 2,384 sq ft approximately and comprises three reception rooms, plus a kitchen / breakfast room, utility, WC, shower room, five bedrooms, one currently used as an office, a family bathroom and WC. There is a double garage, large car port, two small outbuildings, and a lovely, large, mature garden with a high degree of privacy.

Features

- Detached family home
- Period features throughout
- 2,384 sq ft living accommodation
- Three generous reception rooms
- Kitchen / breakfast room
- Four/Five bedrooms
- Family bathroom & ground floor shower
- Double garage & car port
- Two outbuildings and two garden sheds
- Large, mature, private gardens
- Rural village location
- EPC Rating: F



Location

The village of Lois Weedon is set in the upper Tove valley in the rolling South Northamptonshire countryside and is coupled with the nearby village of Weston. There is excellent schooling in the area including primary schools in the surrounding villages of Blakesley, Syresham, Helmdon and Culworth, with secondary schools in Towcester and Middleton Cheney. Available locally are Winchester House Prep School, Stowe and Bloxham public schools. The local pub, 'The Crown Inn' situated in Weston boasts an award winning restaurant and is within walking distance of the property. Furthermore, Lois Weedon is located near the market towns of Brackley and Towcester, offering further schooling, a range of shops, pubs and other amenities.

There is good access to the main arterial roads including the A43, A5, M1 motorway at junction 15a and the M40, with train stations at Banbury, Milton Keynes and Northampton offering services to London Euston and London Marylebone. Milton Keynes, Northampton and Daventry are all a short drive away, offering access to a variety of sporting and entertainment venues. Sporting activities in the area include golf at Whittlebury Hall and Silverstone, and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

The entrance hall has a shower room off, and leads through to the large formal dining room, beyond which are the two spacious, interconnecting family and sitting rooms, both with impressive arched, vaulted ceilings & large picture windows. The kitchen / breakfast room leads on to the rear lobby with storage space, utility, pantry, boot room and WC.

First Floor

The first floor is split level, mirroring the contours of the ground and comprises five generous bedrooms, two of which are inter-connecting, a family bathroom and separate WC. One bedroom is currently used as a study.





Outside

There is a driveway providing off-road parking under the car port and access to the double garage. Pathways lead to the large, mature garden, which is well stocked and tended, providing a generous lawn area, seating areas, and a good degree of privacy. The property also benefits from two garden sheds and raised vegetable beds.



Agents Note

We are advised that broadband to Lois Weedon is provided by Tove Valley Broadband, offering Full Fibre service to the property, currently over 800 megabits download, 900 megabits upload speed.





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

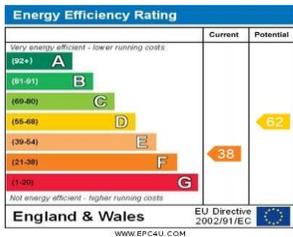
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

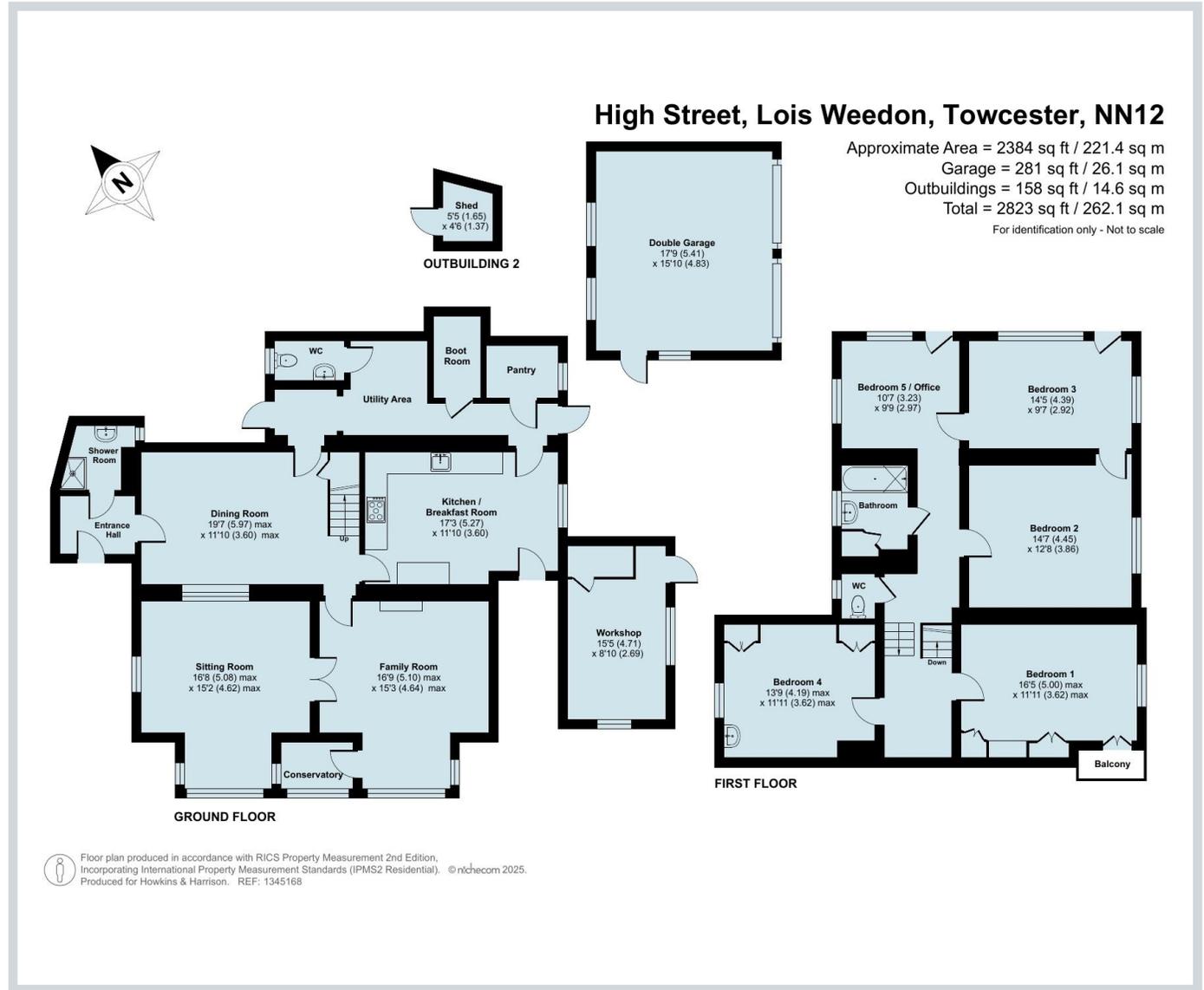
Council Tax Band - G



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
 Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
 Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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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