



4 The Green, Lois Weedon, Northamptonshire, NN12 8PN

HOWKINS &  
HARRISON

4 The Green, Lois Weedon,  
Northamptonshire, NN12 8PN

Offers in excess of: £400,000

This delightful, semi-detached cottage with many original features is set opposite the village green in the sought after location of Lois Weedon. The cottage benefits from three bedrooms, one of which is en-suite, a family bathroom, sitting room, dining room and kitchen, all presented in excellent condition throughout. The property further benefits from a good size garden with two useful outbuildings. There is ample parking directly at the front of the property.

#### Features

- Character cottage
- Village location
- Master bedroom with en-suite
- Two further bedrooms and family bathroom
- Sitting room with fire place
- Dining room with fire place
- Fitted kitchen with integrated appliances
- Cottage garden
- Two useful outbuildings
- Ample parking directly outside the cottage



## 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 just under a mile away. There is excellent schooling in the area including St. Loys Primary School which also has a pre-school. The local pub, 'The Crown Inn' situated in Weston boasts an award winning restaurant. 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.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote water, Pitsford and Hollowell Reservoirs, horse racing at Towcester and of course motor racing at the world famous Silverstone race circuit.



## Ground Floor

Entrance porch, sitting room with open fireplace, dining room with feature fireplace and understairs cupboard, kitchen with a range of fitted units, including an integrated oven, hob and dishwasher, plus a useful pantry cupboard. The rear porch has a stable door leading to the garden and another door to the cloakroom.

## First Floor

The master bedroom benefits from an en-suite, fitted wardrobes and high aspect ceilings. There are two further bedrooms, one of which is a double, and a family bathroom.





## Outside

The property sits in a prominent position on The Green in Lois Weedon enjoying a lovely outlook and is approached via a footpath to the porch. There is a raised flower bed filled with mature shrubs and a footpath gives access to the rear garden. Ample parking is available directly outside the cottage.

Immediately to the rear of the property is a covered patio area offering a lovely view of the thoughtfully planted and mature garden with a range of fruit trees. A winding footpath leads to the useful outbuildings with power connected, one of which is ideal for a home office/studio or gym. The neighbouring property shares the footpath leading to the front of the cottage.



A delightful semi-detached cottage with many original features set opposite the village green in the sought after village of Lois Weedon.





## 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.

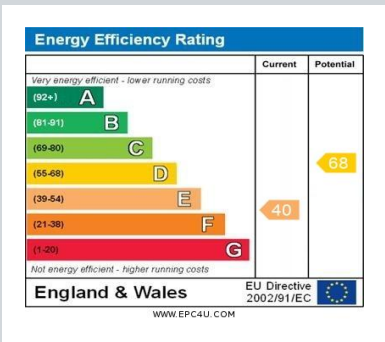
## Services

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 water, electricity, and drainage services. FloGas LPG fired boiler.

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

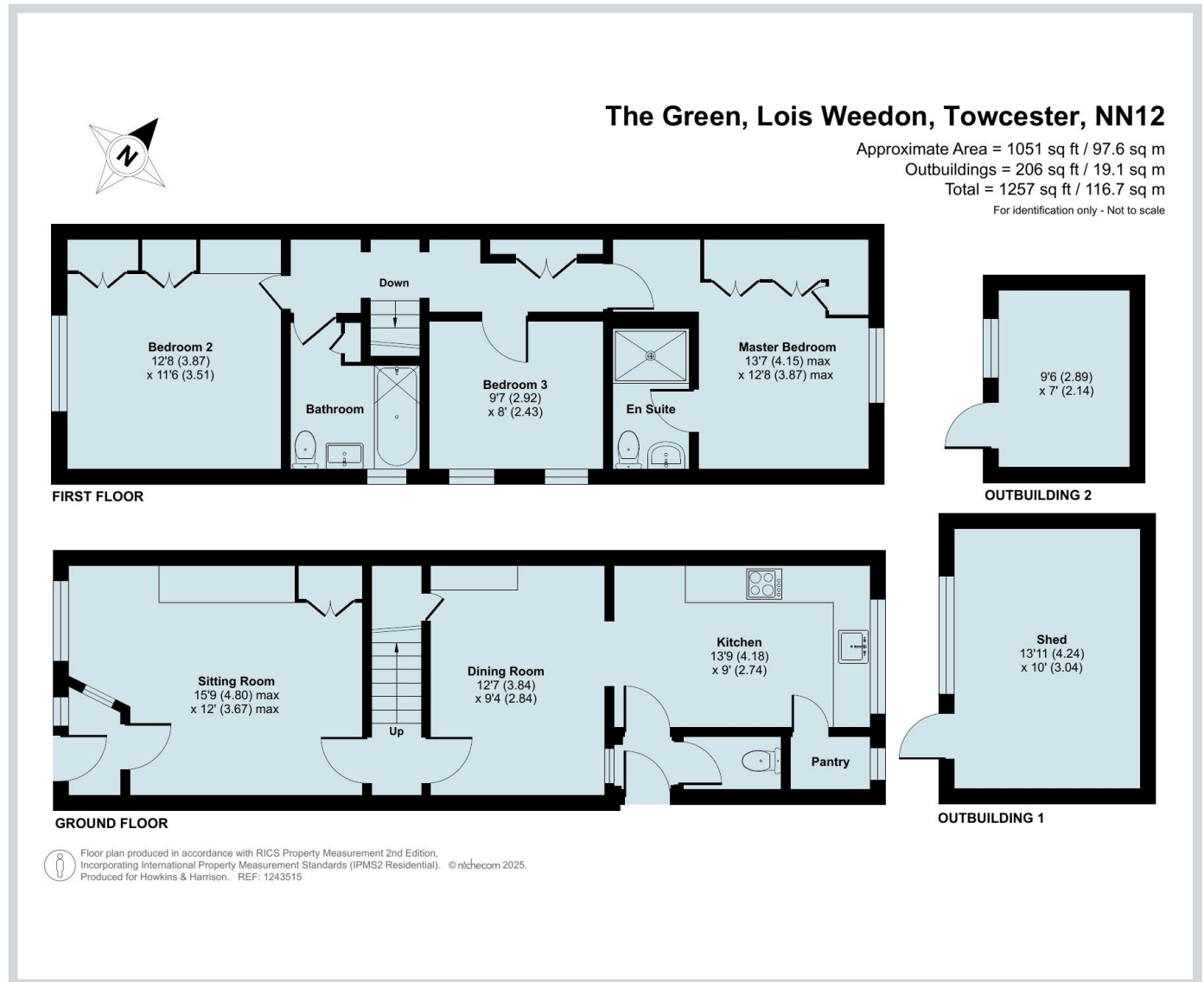
## Council Tax Band - D



## 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.



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