

NEW INSTRUCTION



OAK STREET

Weedon, Northampton, NN7 4RQ



DAVID COSBY
ESTATE AGENTS



Oak Street

Weedon, Northampton, NN7 4RQ

Total GIA Excluding Outbuilding | Approx. 105 sqm (1130 sqft)

Features

- Attractive three-bedroom Victorian cottage
- Central position within Weedon
- Sympathetically extended living accommodation
- Open-plan snug, dining room and kitchen
- Dual-aspect sitting room
- Exposed-brick fireplaces and Clearview multi-fuel stove
- Principal bedroom with en suite shower room
- Gated driveway providing off-road parking
- Enclosed rear garden with patio and brick outbuilding
- Convenient access to the A5, M1 and nearby rail stations

Description

An attractive red-brick Victorian cottage beneath a dual-pitched slate roof, positioned in the heart of Weedon. The property benefits from gated vehicular access providing off-road parking, together with a pleasant enclosed rear garden. Extended to the rear, the house offers well-balanced modern living accommodation while retaining a range of period features throughout.

The ground floor centres on an open-plan arrangement linking the family snug, dining room and kitchen. The snug has an exposed-brick fireplace with a Clearview multi-fuel stove, while the kitchen includes Shaker-style cabinetry, solid oak work surfaces, a Britannia range cooker, and garden access. A separate dual-aspect sitting room features a substantial brick fireplace and French doors to the patio.

Upstairs are three bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom. Outside, the gravelled driveway continues to a useful brick outbuilding, while the rear garden combines a paved terrace, lawn and established planting. The property is conveniently placed for village amenities, local countryside, schooling and the independent businesses and artisan trades at the historic former depot, with good road links to the A5 and M1 and rail services available from Long Buckby, Northampton and Milton Keynes.

AN ATTRACTIVE THREE-BEDROOM VICTORIAN COTTAGE IN THE HEART OF WEEDON, COMBINING PERIOD CHARACTER WITH EXTENDED LIVING ACCOMMODATION, GATED OFF-ROAD PARKING AND A PLEASANT ENCLOSED REAR GARDEN.



The Property

Open-Plan Living Area

The principal entrance to the front aspect is through a solid oak door with traditional brass ironmongery, opening into an open plan living area comprising the family snug and dining room. A centrally positioned staircase with turned balusters, and fitted oatmeal cut-pile carpet provides separation and rises to the first-floor landing.

Family Snug

The family snug is finished with riven limestone-effect floor tiles and neutrally decorated walls. A two-light window to the front provides good natural light, while the room offers ample space for freestanding seating. The principal feature is an exposed-brick fireplace with a cambered arch, housing a multi-fuel stove. Built-in cupboards provide useful storage, and four-panel doors lead to the ground-floor cloakroom and the main sitting room.

Dining Room

The dining room occupies the front left-hand side of the house and provides a natural link between the family snug and kitchen. It continues the neutral decorative scheme and riven limestone-effect flooring, with a two-light front window bringing natural light into the space. An exposed-brick fireplace with a cambered arch forms a distinctive architectural feature. Although not currently in use, it contributes to the room's period character. A wide opening leads through to the kitchen at the rear.

Kitchen

Positioned to the rear within the single-storey outrigger, the kitchen is fitted with a range of Shaker-style base and wall units, complemented by solid oak work surfaces and matching upstands. A three-light casement window to the rear provides good natural light over the principal preparation area, while the riven limestone-effect flooring continues from the adjoining dining space.

The mono-pitched vaulted ceiling incorporates recessed lighting and a double-glazed rooflight, with further daylight provided by a full-height glazed door opening directly onto the rear terrace and garden. A substantial built-in pantry is formed in solid oak, providing generous storage for dry goods and household provisions. There is space for a full-height fridge-freezer. Cooking facilities include a brushed stainless-steel Britannia range cooker with a four-burner gas hob, central warming plate and twin electric ovens, together with a matching extractor hood and integrated lighting above.





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The Property

Sitting Room

The principal sitting room is a well-proportioned dual-aspect reception space, with a two-light casement window to the front, a further casement window to the rear and full-height glazed French doors opening directly onto the terrace and garden. Together, these openings provide good natural light and a strong connection with the outside space.

A chamfered ceiling beam adds subtle architectural interest, while the room is finished with neutrally decorated walls and oatmeal cut-pile carpeting. The main focal point is a substantial exposed-brick fireplace with a cambered arch and engineering-brick hearth, fitted with a freestanding cast-iron log grate. There is ample space for a range of freestanding seating and occasional furniture.

Cloakroom

Located to the rear of the family snug, the ground-floor cloakroom is fitted with a traditionally styled wall-mounted ceramic wash basin with chrome pillar taps and a light blue riven-tile splashback. A close-coupled WC with an oak-effect seat completes the fittings. The riven limestone-effect flooring continues from the adjoining snug, helping to maintain a consistent finish through this part of the ground floor. Natural light and ventilation is provided by a rear-facing casement window with an oak sill, supplemented by mechanical extraction.

Thinking of Selling?

If you are considering selling or letting, our team of Chartered Surveyors and Estate Agents would be pleased to provide a no-obligation valuation. With strong local knowledge, sound market insight and a carefully considered approach to marketing, we offer clear advice tailored to your property and the current market. Please contact us to arrange a free appraisal.



The Property

First-Floor Landing

The first-floor landing is positioned to the rear of the house, with a casement window overlooking the garden and providing natural light. The space has neutrally decorated walls, a partly vaulted ceiling with recessed lighting and cut-pile carpeting.

Stripped four-panel pine doors with traditional Bakelite handles lead to the three bedrooms and family bathroom.

Bedroom One

The principal bedroom is a well-proportioned double room with built-in three-door wardrobes providing a combination of full-height shelving, hanging space and lower-level storage.

The walls are finished in a soft grey tone, while oatmeal cut-pile carpeting continues from the landing. Natural light is provided by a traditional two-light casement window to the front. A four-panel door opens to the adjoining en suite.

En Suite Shower Room

The en suite is fitted with a quadrant shower enclosure with sliding glass doors, a chrome wall-mounted shower fitting, a close-coupled WC and a pedestal wash basin with chrome mixer tap. The shower area is lined with full-height marble-effect wall panelling, with riven white ceramic tiling above the wash basin.

A Velux rooflight provides natural light, while mechanical extraction is also installed. The room is finished with soft grey emulsion walls and geometric-patterned grey flooring.

Bedroom Two

Bedroom two is a further double room positioned at the far left-hand side of the house. Its dual-aspect arrangement, with casement windows to both the front and rear, provides good natural light throughout the day. The room has neutrally decorated walls and cut-pile carpeting, with space for additional freestanding furniture.

A substantial two-door pippy-oak wardrobe has been fitted with a matching upper cupboard, traditional wrought-iron T-hinges and hammered dome handles, providing useful built-in storage. A large ceiling hatch gives access to the roof void.



The Property

Bedroom Three

Bedroom three is a single room with a two-light casement window overlooking the front of the property. Its proportions also make it well suited for use as a home office or study.

A built-in solid-oak cabinet provides useful storage, with double doors, traditional ironmongery, and a matching two-door cupboard above. The room has partly vaulted ceilings, neutrally decorated walls and cut-pile carpeting.

Family Bathroom

The family bathroom is fitted with traditional-style white sanitary ware comprising a panelled bath with chrome pillar taps and a shower over, a pedestal wash basin with matching taps, and a close-coupled WC.

The bath and shower area is finished with riven-effect ceramic tiling and decorative banding, while the remaining walls are painted in a soft grey tone.

A substantial built-in airing cupboard, enclosed by a stripped four-panel pine door, houses the unvented hot-water cylinder and incorporates slatted pine shelving for linen storage.

Further fittings include a chrome ladder-style heated towel rail and a shaver socket above the basin. Natural light is provided by a frosted two-light casement window with a solid oak sill, with additional ventilation provided by mechanical extraction.



Grounds

Front and Side Aspects

The property fronts directly onto Oak Street, presenting a traditional red-brick façade laid in Flemish bond beneath pitched slate roofs. The front windows are evenly arranged above chamfered engineering-brick sills, while the centrally positioned entrance is set beneath a cambered brick arch and fitted with a solid oak door.

A red-brick boundary wall with angled coping stones continues along the side of the property, where double timber gates open onto a gravelled driveway. This provides off-road parking, space for container planting and access to the outbuilding and rear garden.

Rear Garden and Outbuilding

The generously proportioned rear garden includes a brick and riven-stone terrace, accessed directly from both the kitchen and principal sitting room. This creates a practical connection between the internal living spaces and garden, with ample room for outdoor seating and dining.

The terrace is bordered by established planting, including roses and hydrangeas, together with a variety of perennial and seasonal plants. Beyond, the main part of the garden is laid to lawn and enclosed by close-boarded fencing, providing a secure and adaptable area for recreation.

The rear elevation reveals the property's later additions, including the mono-pitched kitchen extension with slate roof covering and cream-rendered sections of walling. The brick terrace continues along the side of the house to a useful adjoining outbuilding, accessed by a ledged and braced timber door. Internally, the outbuilding has white-painted brick walls, lighting and houses the modern gas-fired boiler with a vertical flue. It also provides useful ancillary storage for garden equipment, bicycles and general household items.



Location

Weedon is a well-established Northamptonshire village surrounded by open countryside, with the Grand Union Canal and a network of footpaths providing attractive opportunities for walking and recreation. The village offers a useful range of everyday amenities, including shops, cafés, public houses and community facilities.

A particular feature of the village is the historic Royal Ordnance Depot, whose substantial Napoleonic-era buildings now accommodate a varied collection of independent businesses. These include craft and creative studios, vintage and antiques retailers, food and drink businesses, fitness uses and specialist trades, adding an individual commercial and cultural element to the village.

Local schooling includes Weedon Bec Primary School and its associated pre-school provision, while a broader choice of state and independent schools is available in the surrounding villages and in Daventry, Northampton and Rugby.

The village is well placed for road travel, with convenient access to the A5 and Junction 16 of the M1, placing Northampton, Daventry, Rugby and Milton Keynes within practical commuting distance. Rail services are available from Long Buckby, Northampton and Milton Keynes Central, with connections towards London Euston, Birmingham and other principal destinations.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Gas, Electricity, Water, and Drainage

Heating: Gas central heating

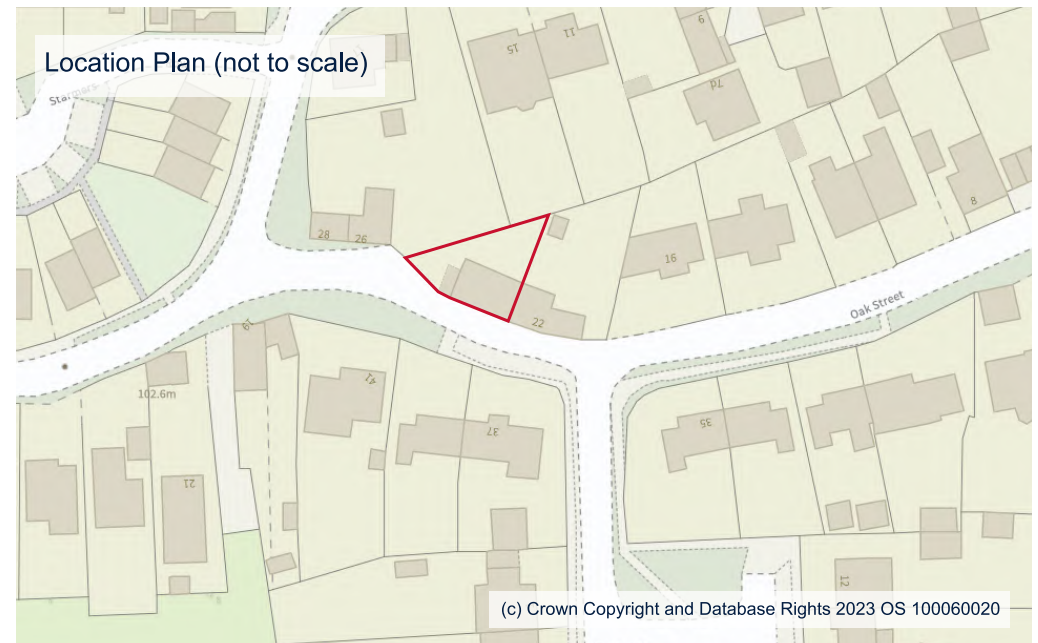
Council Tax Band: Band B **EPC Rating:** TBC

Broadband: Ultrafast available with up to 1000Mbps Download

Important Notice

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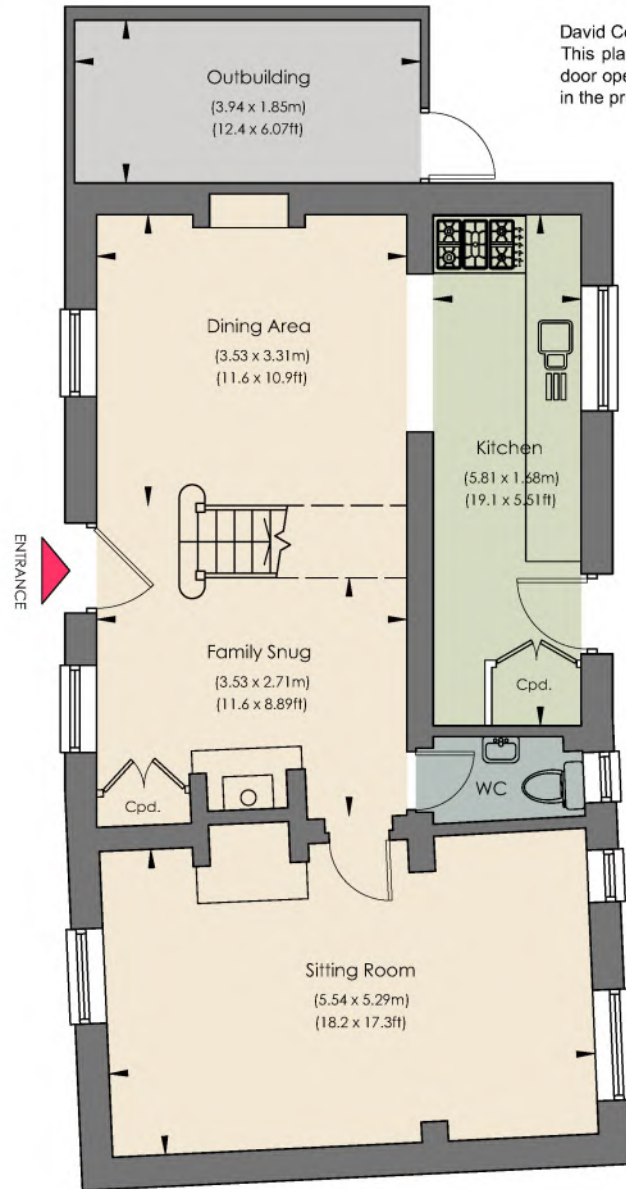
Oak Street, Weedon, NN7 4RQ

Approximate GIA (Gross Internal Area) Exc. Outbuilding = 105 sqm (1130 sqft)

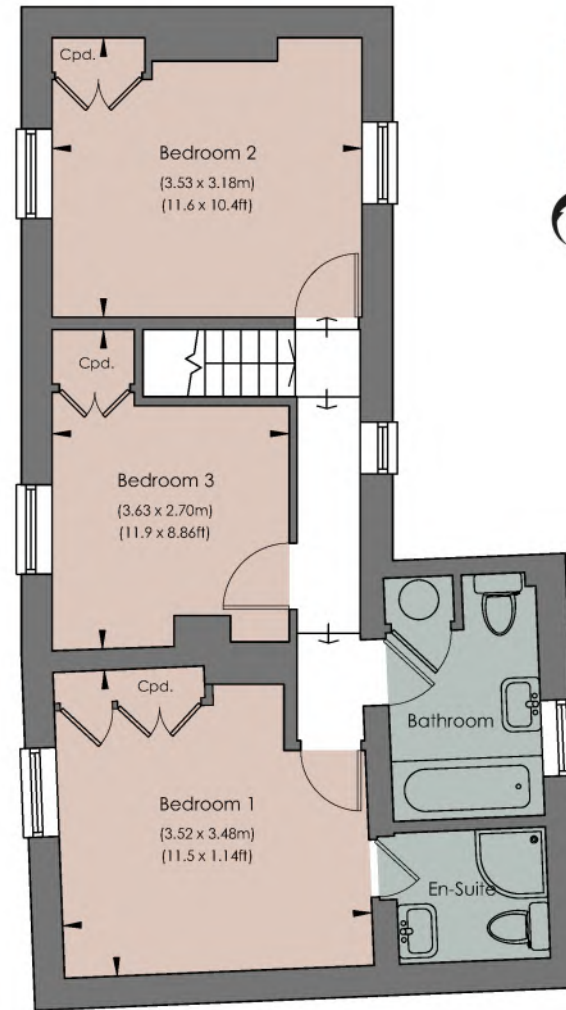


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR PLAN GIA = 59 sqm (635 sqft)



FIRST FLOOR PLAN GIA = 46 sqm (495 sqft)





WEEDON

01327 361664

enquiries@davidcosby.co.uk

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Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01327 361664

www.davidcosby.co.uk