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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Weedon












3 Bedrooms | 1 Bathroom | 3 Reception Rooms | Double Garage



SYDNEY COTTAGE, HIGH STREET

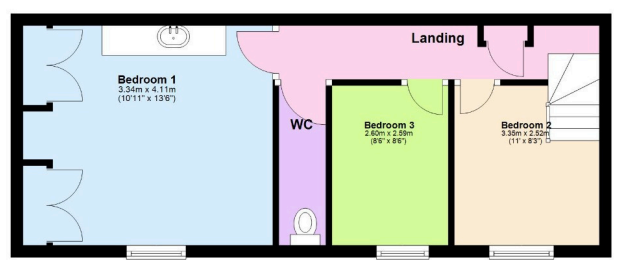
WEEDON, NN7 4PX

-  Extended Detached Character Cottage
-  Double Garage and Large, Gated and Private Driveway
-  Versatile Downstairs Space
-  Three Sizeable Reception Areas
-  Downstairs Bathroom and Utility Room
-  Sought After Village of Weedon
-  Log Burners
-  Extensive, Private Garden
-  Three Bedrooms

Ground Floor



First Floor



LOCAL PROPERTY EXPERT AMANDA LOYDALL



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Campbells have been excellent in the management of my Father's property sale. They even helped by putting a set of curtains up to enable them to photograph the property prior to sale! From start to finish they have been a pleasure to deal with and the sale completed in record time!

BY: Nick, Weedon - 15th October 2024
ABOUT: Amanda & Sian

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Three Bedroom Detached Character Cottage For Sale in Weedon.

This Grade 2 listed character cottage sits in a private and enviable position and is available for sale with No Upper Chain.

You wouldn't know it's there!

The cottage offers versatile living space and offers the potential to enhance, or it could be perfect for you just the way it is!

The grounds are around 0.2 acre so you can have your own football pitch.

The stone driveway sounds lovely as you approach with that coming home feeling.

Dating back to the 1800's this lovely cottage oozes charm.

Character features marry beautifully with modern convenience.

The cottage has three reception rooms.

Both the lounge and dining room have log burners and window seats.

There's a modern addition with the third reception room, the current owners use this as the children's playroom, but it makes a great sunroom or study. It also has its own entrance so if you need

a therapy room or have clients visit, they can enter without coming into your home.

Both the kitchen and utility have been added as modern-day extensions.

The utility has a separate entrance so once again this is great if you've got dogs, children or have been outside gardening.

There's huge scope for further extensions subject to planning which would take this home to the next level.

Upstairs the three bedrooms are all good sizes and there's a separate WC.

The main bedroom has wash facilities so could easily incorporate an en-suite.

Given the grounds this home has there really is great potential to create something special.

A double garage makes this the perfect property is you like to tinker or possibly convert if you're looking for a granny annexe for example.

There's masses of parking if you have lots of family visit too.



LOCATION

Weedon Bec, if you have never been, is a sought-after Northamptonshire Village - some would say it's the centre of England.

A village is known for its community spirit and lots of local amenities - convenience store, Granny's café, doctors' surgery, dentist, and a pharmacy to name but a few.

There are several Public Houses to choose from and restaurants too.

The Depot is well worth a visit!

There is a local school for both infants and juniors.

The Grand Union canal runs through the village and with the numerous bridleways and footpaths, there is no excuse for not taking a walk in our beautiful Northamptonshire countryside.

The main road networks are close at hand which makes commuting to anywhere very easy.

Long Buckby railway station is only a short car journey away too.



Council Tax: C EPC: Exempt

"It's the perfect home for celebrating Christmas! You can imagine the log burners blazing in the winter especially if you've been outside in the garden."