



The Green, Lois Weedon

Offers in the region of **£420,000**



JACKIE OLIVER & CO

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

This characterful Victorian cottage is situated on the pretty village green with far reaching views over neighbouring countryside.

Entrance Porch | Sitting Room | Dining Room |  
Kitchen/Breakfast Room | Pantry | Cloakroom |  
Master Suite | Two Further Bedrooms | Bathroom

**The Property**

Sympathetically styled to enhance the character features of this Victorian home, No. 4 is a much loved property enjoying a picturesque and highly regarded village location. Extended from the original to provide additional living space to suit modern day requirements, the accommodation comprises an entrance porch, sitting and dining rooms which both have working fireplaces, a kitchen/breakfast room with pantry and a W.C. on the ground floor with the first floor offering a master bedroom suite, two further bedrooms and a family bathroom. Externally the property is complemented by a stunning rear garden with two wooden outbuildings.



- Mains water & drainage
- LPG central heating
- uPVC double glazing
- Freehold
- Council tax band D
- EPC rating band E



## The Ground Floor

Approached via paved steps, the glazed uPVC door opens into the small entrance porch with coir matting underfoot and views back over the village green and countryside beyond.

An original wooden door leads into the homely sitting room which offers a window with views over the green and a stunning feature open fireplace with an ornate tiled surround, a black tiled hearth and a wooden mantle. A full height double width storage cupboard is situated in the right hand recess and a stripped pine latch & brace door leads through to the inner hallway with stairs to the first floor.

From the hallway, a further pine door opens into the separate dining room which is dual aspect with a high level window to the side and a further window into the rear lobby. A feature open fireplace has a cast-iron Victorian style surround and a built-in under-stairs cupboard provides useful storage with a light connected.



## How far to...?



The Crown Inn Pub @ Weston  
c 0.9 miles



Towcester Town Centre  
c 7 miles



Brackley Town Centre  
c 8 miles



Banbury Train Station  
c 11.5 miles

## The Kitchen/Breakfast Room & Beyond

Lying open plan to the dining room creating a wonderfully social space, the kitchen is situated at the rear of the home & is fitted with a comprehensive range of floor and wall mounted shaker style units with granite working surfaces over and coordinating upstands. A window provides views over the stunning rear garden with a ceramic butler style sink with swan neck mixer tap positioned underneath to enjoy the benefits.

Space is provided for your own washing machine and fridge/freezer whilst a slimline dishwasher is integrated for your convenience along with a built-in electric double oven, a four ring Induction hob and a stainless steel extractor hood.

Travertine tiled flooring extends into the separate pantry which offers plentiful storage on open shelving and a window to the rear.

The rear lobby is positioned on the right hand side and has fitted coir matting and a stable door to the side passageway leading to the rear garden.

The W.C. is accessed from the lobby and is fitted with a W.C., has terracotta tiled flooring underfoot and a window to the side.





## The First Floor

Accessed via stairs from the inner hallway, the first floor landing has a large built-in double width storage cupboard with hanging rail and shelving and an additional built-in over-stairs storage cupboard with display shelving positioned under.

## The Master Suite

Situated at the rear of the property, the master suite comprises a bedroom and a shower room.

The bedroom itself has a vaulted ceiling with two exposed beams and a range of built-in wardrobes with hanging rails and shelving.

The three piece shower room lies alongside and provides a double shower cubicle with sliding glass doors, a vanity wash basin with storage cupboard under and a W.C. with concealed cistern, all with ceramic tiled splashbacks, a heated towel rail and a skylight.



## The Remaining First Floor

The second bedroom is a generous double and positioned at the front of the property with views over the village green & neighbouring countryside. Two large double wardrobes provide ample hanging space along with shelving. The third bedroom is a large single and has two skylights to the side. The first floor is completed by a three piece bathroom offering a bath with shower over, a wall mounted wash basin and a W.C., all with a window to the side. The bathroom also houses the wall mounted LPG fired boiler and the airing cupboard housing the hot water tank with additional storage above.

## The Rear Garden

The stunning rear garden is a generous size extending to in excess of 100ft in length. A sheltered patio seating area lies adjacent to the kitchen with an adjacent pathway leading to the two wooden outbuildings situated on the right hand side.

A well kept lawn runs the length of the garden and is bordered by beautifully stocked flower and shrub beds offering an abundance of cottage garden perennials and established trees to include an Acer, a weeping cherry and an apple.

The garden is not enclosed at the rear or along the right hand boundary and situated between No's 3 & 4 The Green is a shared pathway allowing access to the front of the properties for No's 2, 3 & 4.

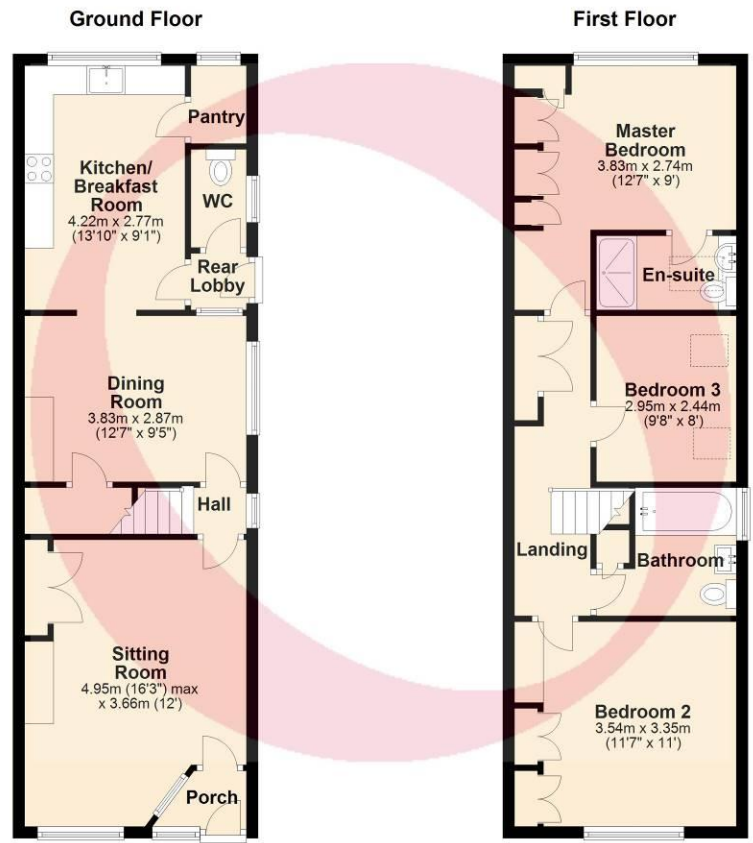




### The Outbuildings

The largest measures 14'0" x 9'10" and has power and light connected, a pitched roof and a window to the front whilst the smaller is situated alongside and measures 9'6" x 7'0", this one making an ideal home office with timber panelling on the inside, power and light connected and a window to the front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, including measurements, floor plans and photographs are for guidance only. Their accuracy is not guaranteed and they do not constitute an offer or a contract, nor is Jackie Oliver & Co authorised to. We have not tested any appliances or services. Any purchaser must satisfy themselves of the correctness of these details by inspection or otherwise. They must ask their solicitor to agree with the vendor which items will be included in the sale and investigate all legal matters relating to the property including any existing easements, wayleaves or rights of way whether specified or not in these particulars. We occasionally refer buyers to conveyancers and to a broker for financial services. It is your decision whether you choose to deal with them. In making that decision you should know that we may receive a referral fee or gratuities from the marketing to approximately £30 per referral.



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