



The Weathervane

14-15 Main Street | Wadenhoe | Northamptonshire | PE8 5SX

FINE & COUNTRY

THE WEATHERVANE



The most appealing, four bedroomed, stone cottage with open plan living areas flooded with light, stands in the centre of the idyllic, conservation village of Wadenhoe in North Northamptonshire, surrounded by undulating countryside through which the River Nene meanders. Several miles from the A605, there are good road links to many stations for commuting to London and elsewhere, and small towns such as Thrapston 6 miles south, and Oundle about 3.5 miles north.





KEY FEATURES

- A Quality, Full Refurbished, Stone Home, Presented in Excellent Order
 - Located in a Desirable Northamptonshire Village, Close to Oundle
 - Offering a Spacious, Open Plan Kitchen / Diner / Family Room
 - Sitting Room with Study Area, Utility Room and Downstairs WC
 - First Floor Comprises Four Bedrooms, an En Suite and a Family Bathroom
 - Enclosed Lawn Garden with a Variety of Shrubs and a Spacious, Paved Terrace
 - Double Gates, Carport and Ample Off-Road Parking for a Number of Cars
 - Former Garage, Ideal for Home Office and Potting Shed / Garden Store
 - Total Accommodation Extends to 2018 Sq.Ft.
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This charming little settlement sits on a gentle hill made up entirely of stone properties, some thatched cottages, some more substantial elegant homes such as impressive Wadenhoe House, The Old Rectory, and a converted water mill, whilst the church is a saunter around the hillside on the very edge of the village. The property itself was originally two cottages but many years ago was joined to form one more spacious home, with recent additions and alterations creating the perfect home for a modern-day lifestyle with a lovely connection to the outside.

The property has been completely renovated in the last eight months – unfortunately for the owners, a work relocation forces the move – which has been carried out with the utmost care and consideration so it is now presented in exceptional order with the use of quality materials, the open plan layout ensuring natural light reaches all corners, and there is an easy flow between spaces. The generous kitchen has bespoke, fitted, solid timber cupboards recently professionally repainted, with brand new white oiled oak worktops and new tiling behind, and all new integrated appliances that include a Neff gas hob with extractor above and electric oven below, a Bosch fridge, and a Smeg dishwasher. The sink and tap are also new, whilst the electric two-oven Aga is retained from before.

A beautiful, refurbished, herringbone oak floor stretches through much of the downstairs, stepping up to the kitchen area from the dining and triple aspect living space which all seamlessly blend. A log-burner is housed in a classically styled, stone fireplace and French doors open onto the covered terrace outside.





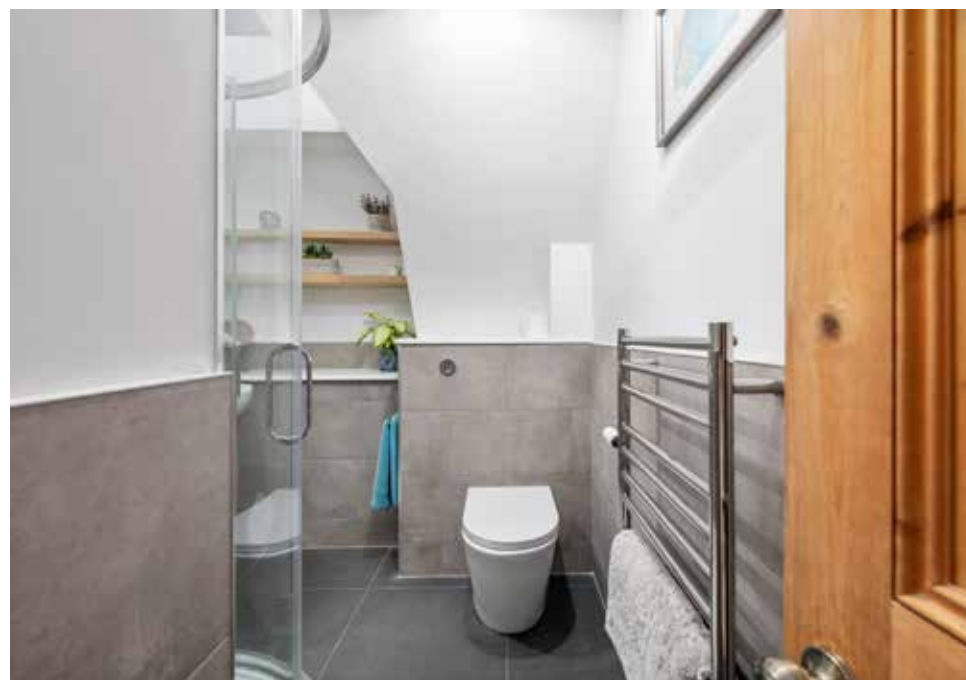
The bathrooms are all new with underfloor heating, and the new, slim, Smart Electric, energy-efficient heaters are controlled via WiFi or mobile phone. Many windows are double-glazed, some of the rear ones are timber, and those at the front are being replaced (all covered by the vendors and included in the sale) by Residence 9 timber-effect. Throughout the interior, new wooden plantation blinds have been fitted, all the downlights are new LED, and brand new quality carpets have been laid.

On the other side of the entrance hall with doors from the front and back, which is laid with splendid York flagstones, another sitting room, this one with an open fire in a large, exposed stone chimney breast, also has French doors onto the terrace from a huge, glazed bay. This area has

been used in the past as a very pleasant study. A downstairs cloakroom is beside the stairs in the hall, and on the other side of the kitchen is a refurbished utility room featuring the same oak worktop to complement the kitchen and new stone floor tiles have been laid.

Upstairs, decorated in neutral tones, the four generous bedrooms, full of character with old timbers, sloping ceilings and dormer windows. The large, dual aspect, master bedroom benefits a newly refurbished, contemporary en suite, whilst the other three double bedrooms share the family bathroom off the landing. All these three bedrooms have well-designed, built-in, bespoke, timber wardrobes and cupboards, so too - just installed - further storage on the landing.











The property sits on a corner plot overlooking other delightful homes. Approached through new, solid timber entrance gates, the owners have laid a gravel drive, which will take several cars, within the boundary walls topping them with picket fencing also used to divide the drive and the lawn around the back of the house.

A number of outbuildings with clay pantile roofs are a useful and appealing part of the property. The garage, topped by a weathervane – hence the house name – has recently been renovated to become an outside office; it is just awaiting two Residence 9 windows and two sets of doors, shortly to be installed. Another little building is currently used for storage – but has been an office previously – beside which is a brand new structure with oak pillars, for covered parking. Adjoining the other side is a very

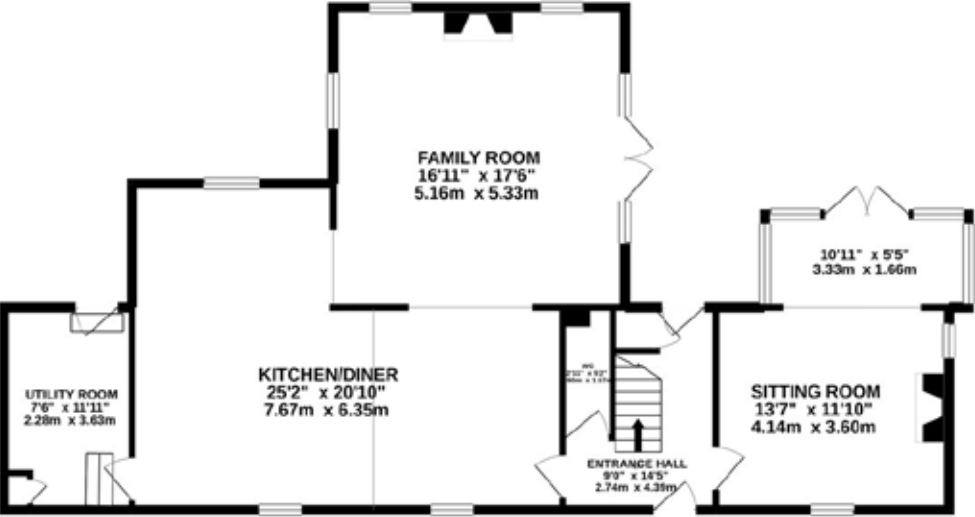
quaint, quarter circle, potting shed and a lean-to log-store.

The garden is completely enclosed and not overlooked at all. It features a spacious, paved terrace directly along the back of the house over which a rainproof pergola has recently been erected for all-weather dining, easily reached from both sets of French doors making it ideal if entertaining. New sensor lighting has been professionally installed outside, and the property is alarmed.

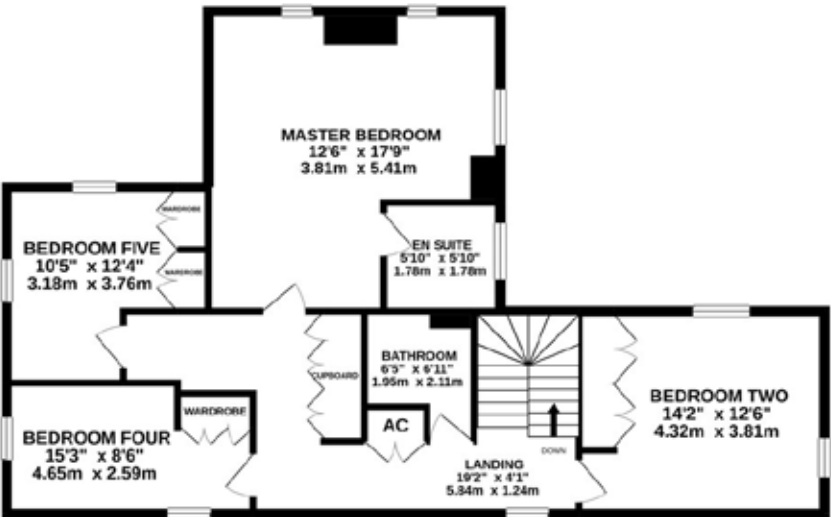
Wadenhoe is a very desirable place to live, rated as one of the top 6 beautiful villages in Northamptonshire and rarely do properties become available. “There are some fantastic schools nearby including Oundle School, as well as some

great Golf Courses. You can also find beautiful walks in and around the village, especially along the river,” enthuses one of the owners. “There’s a lovely pub on the River Nene, a tearoom, and the village hall is often used for social events – it is quite an active community! A convenience store is in Aldwincle, only 2 minutes by car. We have shopped mainly in Oundle, about 7 minutes’ away, where there is a Waitrose, and lots of pubs and cafes. There are many options for catching a train to London (all having fast services between 40 and 50 minutes) as well as reaching other cities, for instance, Kettering and Wellingborough (about 20 mins by car), and Peterborough and Huntingdon (about 30 mins by car). Different villagers go to different stations depending on their needs. It’s also no more than 10 minutes to the A14 which has really good road links.”

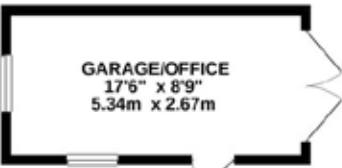




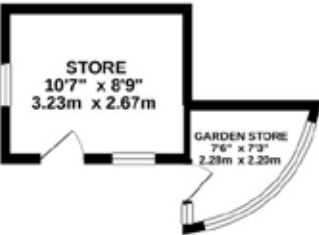
GROUND FLOOR
APPROX. FLOOR AREA
1085 SQ.FT. (10.8SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
933 SQ.FT. (86.7 SQ.M.)



GARAGE
APPROX. FLOOR AREA
153 SQ.FT. (14.2 SQ.M.)



POTTING SHED
APPROX. FLOOR AREA
133 SQ.FT. (12.3 SQ.M.)

TOTAL APPROX. FLOOR AREA EXCLUDING OUTBUILDINGS 2018 SQ.FT. (187.5 SQ.M.)
TOTAL APPROX. FLPPR AREA INCLUDING OUTBUILDINGS 2304 SQ.FT. (214.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		79 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

LOCAL AUTHORITY: North Northamptonshire District Council

SERVICES: Mains Electricity and Water, Septic Tank, Smart Electric Heating

TENURE: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

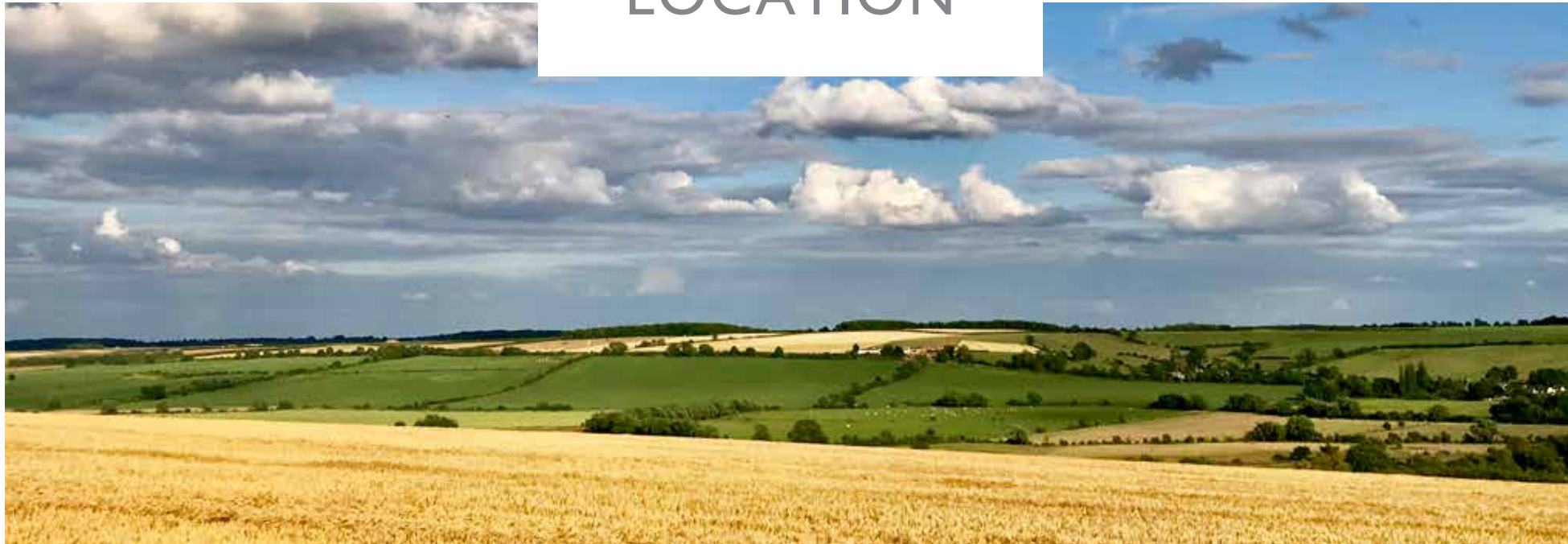
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LOCATION

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We value the little things that make a home



JAN VON DRACZEK DIRECTOR

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Jan has been in the property industry for over 30 years, having worked in high end sales in central London and country house sales in the East of England which means he brings a wealth of property experience and knowledge to Fine & Country. His enthusiasm and dedication to produce a successful outcome for his clients shines through and his willingness to help around the clock only proves his work ethic. Some of Jan's keys strengths are his work ethic, innovative thinking and enthusiasm.



ILDI TOTH CLIENT & OFFICE MANAGER

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After obtaining a Master's Degree in 2005, Ildi moved to England to expand her business career. Joining Fine & Country in 2015, she brought with her sales and marketing experience on a national and international level. She enjoys working in a dynamic sales environment within an ambitious team and prides herself in providing the highest level of customer service.

THE FINE & COUNTRY
FOUNDATION

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