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campbells

of Weedon



6 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Double Garage



LOCAL PROPERTY EXPERT AMANDA LOYDALL



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"I chose Campbells because it was one of the three estate agent boards I noticed whilst running around my neighbourhood. One didn't answer the phone, the other came and gave me a valuation, they would have been cheaper, but Amanda gave off the confidence that she could find me the right buyer. I feel I did make the right decision, she has been very efficient, and extremely helpful. I feel that I could pick up the phone or message her at any time with questions or queries. I would definitely recommend her to family and friends."

Carole about Amanda and our Rugby team.

ORDNANCE HOUSE

HARMANS WAY, WEEDON, NN7 4PB

-  Detached Character Property
-  Sought After Village
-  Six Bedrooms
-  Triple Garage and Workshop
-  Large Driveway
-  Gated Access
-  Historic Significance
-  Walled Garden
-  Large Plot

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.



Built in 1926 for the Colonel of the Royal Artillery Depot this handsome property sits on a 0.3-acre elevated plot on its own grounds

The property is of historic significance within the village and is a stunning example of Victorian Architecture. The current custodians have lived in the property for nearly 30 years and have restored and retained as many period features as possible. The grounds wrap round the house and include three garages and a workshop - the potential is endless as these could be converted subject to planning. The property is opulent and full of character with high ceilings, cornicing and picture rails. The palatial entrance is the epitome of a Victorian home, a grand staircase dominates the space with all rooms leading off. The drawing room and separate formal dining room are both dual aspects. There is a third reception room currently used as a study, along with a large water closet as well as a spacious understairs storage cupboard. The breakfast kitchen room still has the original range in situ as well as an adorable pantry, leading from here is a laundry room and access can be gained to the adjoining garage/workshop which also has a toilet.

On the first floor a large landing duplicating the entrance hall gives access to four bedrooms and two bathrooms. There is also a large closet. The main bedroom affords stunning rural views, boasting fitted wardrobes as well as a four-piece en-suite. Each of the bedrooms on the first floor are exceptionally spacious. There is a family bathroom with a separate toilet. The second floor would in its day been accommodation for the servants. There are two further bedrooms and a very large storage room. Enclosed by a brick wall with a gated entrance Ordnance House stands on its own grounds. A block paved sweeping driveway offers parking for numerous vehicles whether it's a car, caravan or horse box. There are two double garages and a further garage to the side offering additional off-road parking. The gardens wrap round all sides of the property. This really is a property that must be viewed to take in all the features and quirks, as well as its delightful setting in the heart of this popular Northamptonshire village.



LOCATION

Weedon Bec, if you have never been, is a sought-after Northamptonshire village - some would say it's the centre of England! Having recently received the prestigious award of 'Best Northamptonshire Village 2015' - it is a wonderful place to live! A village full of community spirit and lots of local amenities - convenience store, doctors' surgery, dentist and a pharmacy to name but a few. There are several Public Houses to choose from and restaurants too. There is a local school both infant and junior school. The Grand Union canal runs through the village and with the numerous bridleways and footpaths, there is no excuse for not taking a walk. The main road networks are nearby which makes commuting to anywhere very easy. Long Buckby railway station is only a short car journey away too.



Council Tax: G EPC: D

"This Victorian House is just stunning, it reminds me of a dolls house, with its period features and the continuity in the décor. - even the furniture. Sitting on its own private grounds it gives you this sense of solitude. This property houses a lot of potential for its next owner".

