



EQUESTRIAN WAY
Weedon, NN7 4NZ

 DAVID COSBY
ESTATE AGENTS



MUNA KITCHEN
1. 1000 x 1000
2. 1000 x 1000
3. 1000 x 1000



Equestrian Way

Weedon, NN7 4NZ

Total GIA Floor Area | Approx. ? sqm (? sqft)



4 Bedrooms



2 Receptions



1 Bathroom

Features

- Detached family home
- Cul-de sac location
- Four bedrooms
- Refitted family bathroom
- Refitted kitchen with separate utility
- Off-road parking for several vehicles
- Detached brick garage
- Desirable Village

Description

22 Equestrian Way is a detached family home located on the site of a former Cavalry School in the village of Weedon. The property is of facing brick construction beneath a hipped and tiled roof with feature oriel windows to the front elevation. Occupying a corner plot in a cul-de-sac location, this well-maintained home benefits from off-road parking for several vehicles and has a detached brick-built garage. Accommodation includes four bedrooms, family bathroom, sitting room, dining room, utility, and cloakroom.



Equestrian Way is located at the top of a hill to the North-West of Weedon village within walking distance of local amenities. As the name suggests, Equestrian Way was once the site of a former Cavalry School connected to the nearby Royal Ordnance Survey Depot.

The Property

Entrance Hall

The entrance hall is accessed via a composite, slatted door with decorative upper vision panel and matching sidelight. Floors are finished with oak laminate boards which extend through to the kitchen, cloakroom, and utility areas. Walls are neutrally decorated, and white slatted doors open to the principal ground floor rooms and cloakroom. A flight of timber stairs with loop-pile carpet and oak handrails and balustrades leads to the first-floor accommodation and there is a useful understairs storage cupboard with hinged doors.

Cloakroom

The ground floor cloakroom is located to the right-hand side of the entrance hall and has natural lighting from a casement window to the side elevation. Floors are finished with matching oak laminate boards and a contemporary close-coupled WC, and wall mounted ceramic wash hand basin with chrome mixer tap have been installed. Heating is provided by a chrome ladder tower rail.

Sitting Room

The sitting room is located to the front left-hand side of the property and is a good-sized space with four-unit, double-glazed window overlooking the front aspect. Floors are finished with cut pile carpet and there is a feature wall with decorative lining paper. Double swing pine doors with individual glazed panes opens to the dining room and there is a contemporary wall-mounted feature electric fireplace with raised tiled hearth. Ceiling are finished with perimeter ovolo covings.

Sun Room / Dining Room

Located to the rear left hand side of the property, the dining room has good natural lighting from the double-glazed French doors and opens onto the patio area, making this the perfect space for entertaining. Floors are finished with oak laminate boards which flow through from the kitchen and ceilings have perimeter ovolo covings. Walls are finished with a mixture of neutral lining paper and there is a feature wall with decorative lining paper.

Kitchen

The kitchen has a large two-unit window overlooking the rear garden and is fitted with a range of Shaker-style base and wall units with oak effect roll top work surfaces and a large stainless-steel sink and a half with drainer and chrome mixer tap with hose. A four-burner electric induction hob has been fitted with matching back panel, chrome extractor hood over, and two-door electric oven below. Space has been provided for a dishwasher and fridge, and a slatted door opens to the dining room area. An opening to the right-hand side of the kitchen leads to the utility room.

Utility

The dual-aspect utility room has good natural lighting from two separate casement windows and is fitted with matching work surfaces with a storage unit housing the wall mounted boiler. There is space for a tumble dryer, washing machine, and fridge freezer. A part-glazed door with three bar locking mechanism opens to the side elevation.





The Property

First Floor Landing

The first-floor landing has fitted loop-pile carpet which extends from the stairs and neutrally decorated walls and ceilings. Natural lighting is provided by a top-hung casement window above the quarter landing and white slatted doors lead to the main bedrooms and bathroom. A ceiling hatch provides access to the roof void which is partially boarded for storage purposes and is fitted with an extendable ladder and electric light.

Master Bedroom

The master bedroom is located to the front left-hand side of the property and has a two-unit top hung casement window overlooking the south facing aspect with pleasant views. Walls have part decorative lining paper and floors are finished with plush cut pile carpet. Built-in storage space is provided with two separate double swing wardrobes fitted with clothes rails and high-level shelving.

Bedroom Two

Bedroom two is located to the rear left-hand side of the property and is double bedroom with two-unit window overlooking the rear garden. Floors are finished with cut pile carpet and walls have part decorative lining paper.

Bedroom Three

Bedroom three is a further double bedroom located to the front right-hand side of the property and has a unique, three-unit oriel window overlooking the front elevation. Floors are finished with grey ash effect laminate boards and walls are neutrally decorated.

Bedroom Four

Bedroom four is a single bedroom located to the rear right hand side of the property. Walls are finished with lining paper and floors are finished with plush, cut pile carpet. There is a large top hung casement window to the rear elevation providing natural lighting and overlooking the rear garden.

Bathroom

The bathroom has a modern three-piece suite with 'P'-shape bath with curved glazed screen, chrome mixer tap and shower hose, plus additional rainfall shower over. A ceramic wall mounted wash hand basin with chrome mixer tap has been provided beneath the frosted casement window to the side elevation, and there is a contemporary close coupled WC. Walls are finished with contemporary ceramic tiles and floors have marble effect ceramic tiles with electric pad underfloor heating and a control panel to the first-floor landing. Further heating is provided by a wall mounted chrome ladder towel rail.



Grounds

Gardens

Set back from Equestrian Way, the property has a well-tended front lawned garden with driveway providing off-road parking. Double swing gates provide access to a detached garage and the enclosed rear garden which has a good-sized patio area and raised rear lawn with low level stone retaining wall.

A small timber storage shed has been provided behind the brick garage and is included within the sale. Rear boundaries comprise a mixture of close-board fencing with upper trellising and is partly lined with well-tended Laurel and Beech hedgerow.

Garage

The detached, single garage is of facing brick construction and has an aluminium bi-fold door incorporating an integral pedestrian access door. Floors are finished with oak effect sheet vinyl and internal walls have been partially insulated and lined with slatted white panelling. Ceilings have matching white slatted panelling with three strip lights fitted with diffusers. Power and lighting have been provided with a separate fuse supply, and plumbing has been installed for a washing machine. An electric shower with plumbing for waste drainage has also been fitted.



Location

Equestrian Way is located at the top of a hill to the North-West of Weedon village within walking distance of local amenities. As the name suggests, Equestrian Way was once the site of a former Cavalry School connected to the nearby Royal Ordnance Survey Depot. The site was allegedly chosen because of Weedon's central location in the heart of England and being the furthest point from the sea it would form a safe retreat for George III and his family in the event of a Napoleonic French invasion. All that remains of the illustrious Cavalry School is a set of cast iron Tethering Posts; however, the majority of the Ordnance Survey Depot still stands today and now forms a unique space offering a selection of artisan workshops, offices, studios, antique stores, book shops, and even has a brewery that holds events with local food vendors every weekend.

Originally known as Weedon-Bec this historic village lies close to the Roman Watling Street where it crosses the river Nene. The Grand Union canal also passes through the village providing tranquil waterside walks.

Nestled between the canal and railway line is the Church of St. Peter and St. Paul. A church that was largely rebuilt in the early 19th century, but which still retains its fine and embattled tower from the 12th century.

Weedon is also located close to the M1 motorway, making for easy for commuters to reach London or other major cities. There are also excellent transport links with nearby towns such as Daventry, Towcester, Northampton and Rugby.

With green spaces, waterways, and good local amenities including a primary school, doctors surgery, shops, pubs and restaurants; for those looking for a village location with superb facilities, Weedon is the perfect location.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Gas, Electricity

Council Tax: Band D **EPC:** Rating E

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.



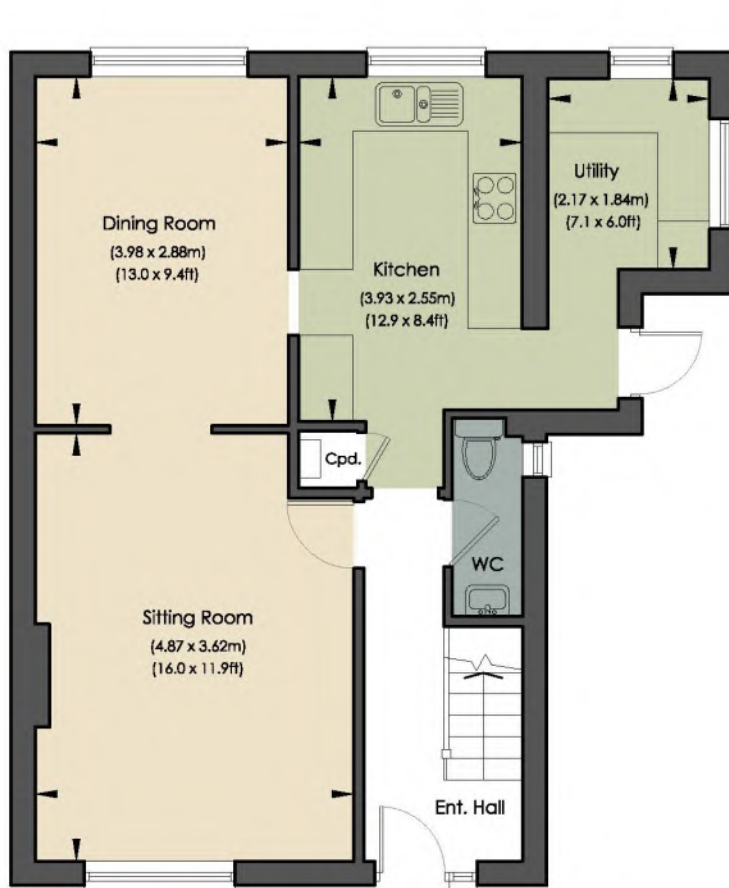
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Approximate GIA (Gross Internal Floor Area) Excluding Garage = 103 sqm (1109 sqft)

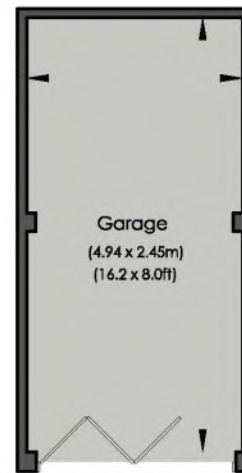


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. 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.

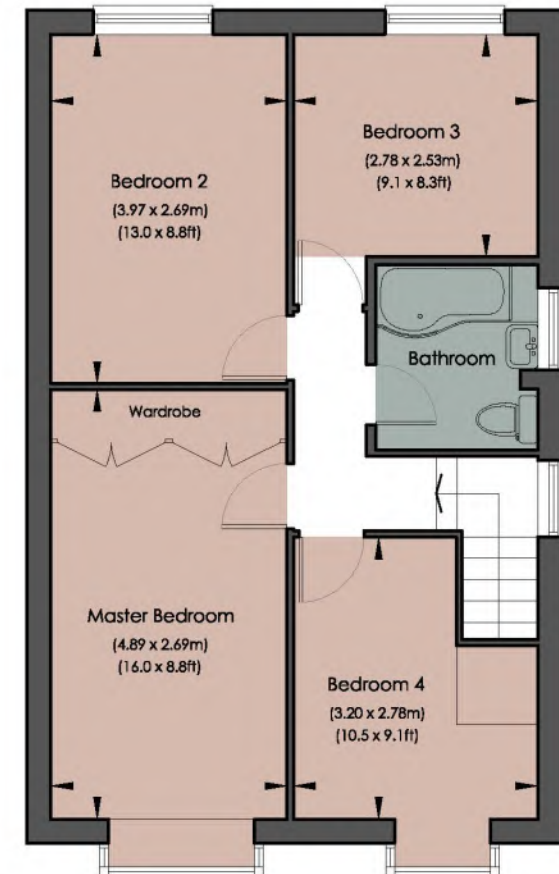


GROUND FLOOR - GIA Exc. Garage = 56 sqm (603 sqft)



GARAGE - GIA = 12 sqm (129 sqft)

Location Not Relative



FIRST FLOOR - GIA = 47 sqm (506 sqft)



WEEDON

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