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2 James Watt Close, Daventry NN11 8RJ

campbells
of Weedon



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Hot Tub Room



3 EQUESTRIAN WAY

WEEDON, NN7 4NZ



Utility and Downstairs WC



En-Suite to Main Bedroom



Open Plan Living Space



Study/2nd Reception



Off Road Parking



Hot Tub Room



Log Burner

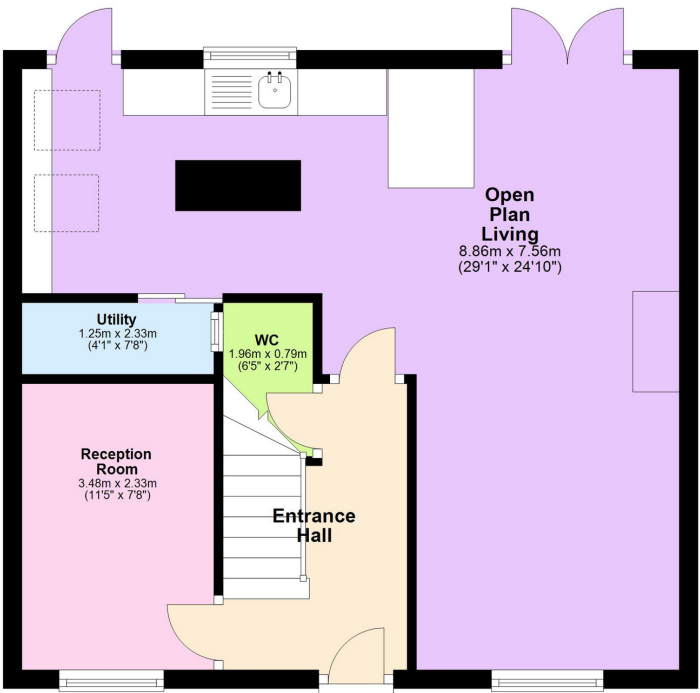


Four Bedrooms

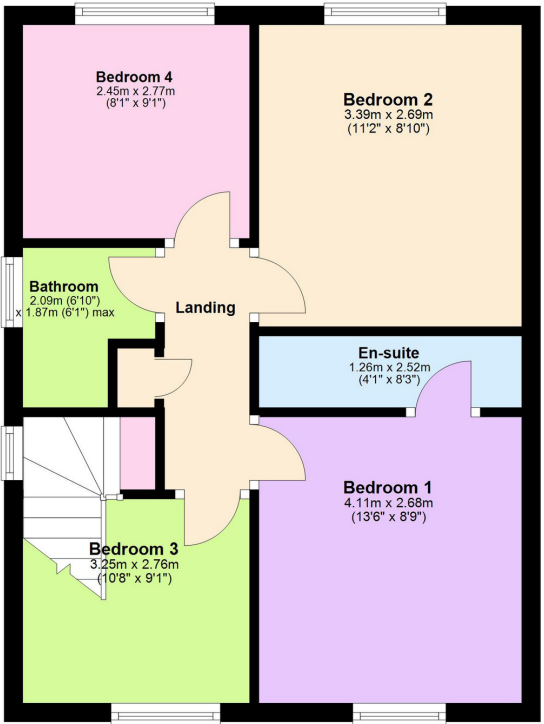


Detached

Ground Floor



First Floor



LOCAL PROPERTY EXPERT AMANDA LOYDALL



01327 878926



07788 122675



amanda@campbell-online.co.uk

"If I could give Amanda 6 stars I would. She has been a massive support, confident and dynamic. I haven't had to chase for updates as she's always kept me fully appraised. Excellent, so lucky to have met you Amanda, thank you.

NAME: Sarah, Rugby - 12th June 2023
ABOUT: Amanda

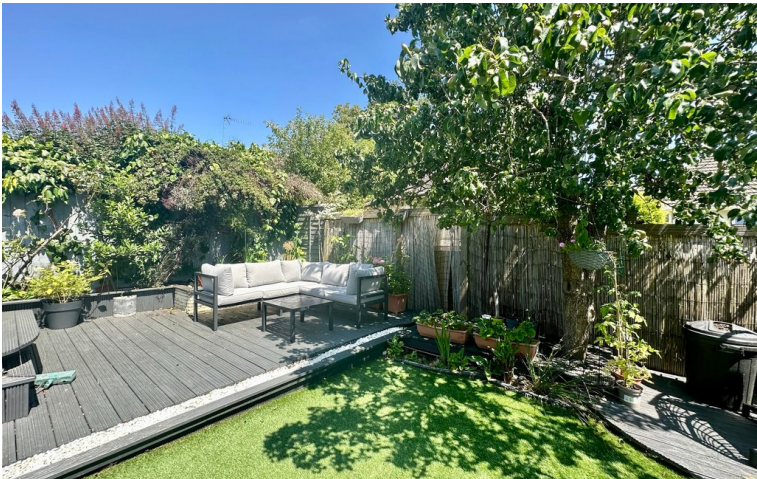
Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the 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.



Impressive four bedroom, detached property with real wow factor...a must view!

This property ticks all the boxes and more with a few extra surprises. This is the perfect family home. A stunning open plan family living space with a log burner is the heart of this village home. Not only does this village home offer the "wow factor" but you will be able to wow your friends with quiz trivia. Equestrian Way Weedon has a historic uniqueness about it in the form of the "horse tethers" which are visible as soon as you enter the cul de sac. These stem back from 1803 when King George III reigned and there was an Equestrian Military Troop based at the local Barracks. When you enter this stunning home you'll notice the replaced internal doors and the stylish wood flooring in the entrance hall. Coming in to the open plan living area you're blown away by the space on offer and it's hard to know where to look first. The fabulous kitchen area has a separate utility room leading off it, the dining area is very spacious (there's room for a snooker table!) and then there's the living space. In the centre of this open plan living area is the focal point of the stylish log burning stove.

This home has a real family social feel to it, you can imagine friends and family coming round enjoying the space. Having been extended, the open plan living area is bigger than you'd expect. What this home also offers is a separate reception room, ideal if you'd like a study, playroom or just another lounge to go and escape to. Upstairs the current owners have utilised the space superbly, the main bedroom boasting an en-suite. You'll find three further bedrooms as well as the family bathroom. A generous plot offers a good size private rear garden which is both low maintenance and south-east facing. The outside space is an extension of the fabulous living space downstairs, it again has been beautifully created to offer different "areas" this home just keeps on giving. To the side of the property is a large enclosed area which at the rear houses a hot tub, the perfect way to end a day and to the front is a useful storage area. This is one of those homes that just works perfectly inside and out. A large block paved driveway offers ample off road parking for several vehicles.



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 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 plus the ever popular "Granny's Cafe" which is well worth a visit. The Village has an Infant School 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 close at hand which makes commuting to anywhere very easy. Long Buckby railway station is only a short car journey away too.



Council Tax: D

EPC: D

"As seen on Location, Location, Location this stunning village home was Phil Spencer's property of choice, so if its good enough for Phil I'm sure you'll love it."

