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 2 James Watt Close, Daventry NN11 8RJ

campbells

of West Haddon












4 Bedrooms | 3 Bathrooms | 2 Reception Rooms | Garage




4 THE OLD BRICKYARD

WEST HADDON, NN6 7GP

-  Ample Parking For Cars/Motorhome
-  Stunning Open Plan Kitchen/Diner
-  Double Garage With Loft
-  Four Double Bedrooms
-  Quiet Cul-De-Sac
-  Extended Detached
-  Two En-Suites
-  Large Utility
-  No Upper Chain

LOCAL PROPERTY EXPERT AMANDA LOYDALL



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Amanda Loydall was excellent during the long and complicated sale of Mum's property. Her advice and encouragement and patience were exceptional and our family would like to thank her for her hard work

BY: Gareth, 6th March 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.



Built in 1999, by a well known local builder, this executive home has had one owner from new. Meticulously cared for and updated to a very high standard this incredible home will not disappoint.

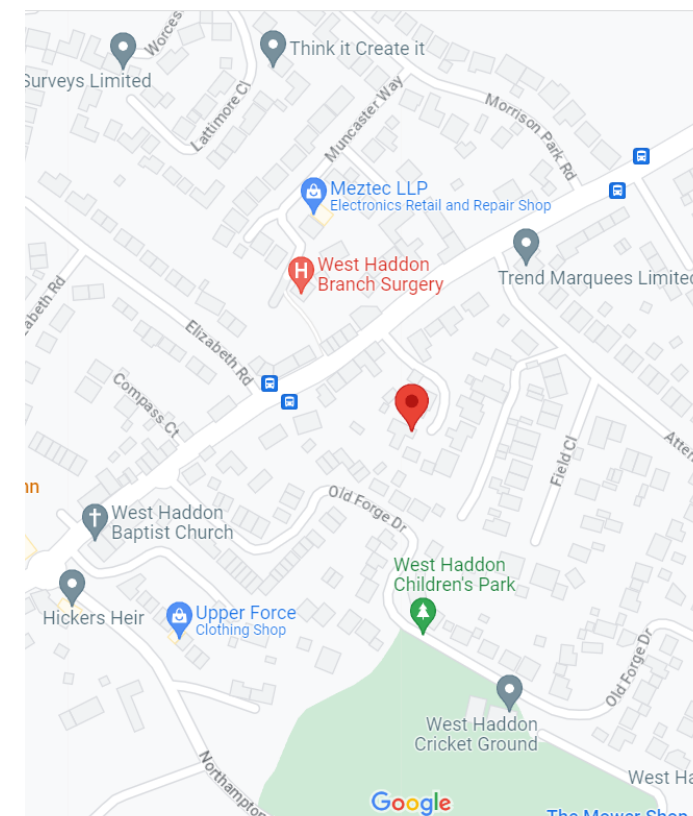
The downstairs has been remodelled to create the most amazing open plan kitchen/dining/living space with full length doors opening onto the decking. The updated kitchen has Neff built in appliances. There is an induction hob, self-cleaning, pyrolytic ovens, microwave combination oven with warming drawer and fridge, along with a Miele dishwasher. The island works fantastically as the centre piece of the amazing kitchen space. Porcelain flooring flows throughout with underfloor, individually controlled heating in all the separate areas. The separate utility room has been extended and the vaulted ceiling adds light and space to what is already a large space. You'll find the replaced combi boiler in the utility and there's also direct access to the double garage from the utility. The double garage has loft access so would make a great games room or you could even convert to an annexe. The large lounge to the rear has a cosy feel to it due to the warming Stovax log burning stove, gorgeous luxury flooring in this room also adds to the ambience.

On the ground floor you'll also find a large study and replaced cloakroom. The galleried landing is a statement in itself and access to the huge loft space is easy with a pull-down ladder. The main bedroom feels like a boutique hotel. There are full-length wardrobes along one wall and the bespoke en-suite is stunning. There is a further en-suite to bedroom two which has been replaced. Bedrooms three and four are generous doubles and the family four piece bathroom has a Lusso stone bath and wet room style shower - it is the height of luxury. The bathroom and en-suites all have underfloor heating and sensor lighting. The current owners attention to detail throughout this stunning home is incredible. The private rear garden wraps round the property and there's a wild meadow area and hedgehog home and plenty of space for goal posts or chickens! The decking made of reclaimed scaffolding is a great area for al fresco dining. There's also gated gravelled parking so a motorhome or caravan can be easily housed here, ample off road parking to the front allows for teenage drivers and visitors. Situated in a quiet cul de sac of only five homes, properties like this rarely come to the market in this prestigious village.



LOCATION

West Haddon is a gorgeous village with plenty of local amenities including a Shop (Londis) and Local Pubs including 'The Pytchley' which has some of the best food you will ever taste. There is also 'The Sheaf Inn' also offering amazing food. The Village has a local Primary School and West Haddon is in the catchment area for Guilsborough Secondary School. There is also a village park. For the commuters amongst you, the village is close to the M1 and the A5 as well as the village of Long Buckby that has a train station - you can be in London Euston in just over an hour. For the ramblers amongst you, the property also sits close to the famous 'Jurassic Way' - an amazing walk if you haven't done it, as well as many other fantastic walks that you can find on northamptonshirewalks.co.uk



Council Tax: G

EPC: TBC

"This really is a stunning home, a credit to the current owner, and as they say it is also all about... location, location, location!"

