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 2 James Watt Close, Daventry NN11 8RJ

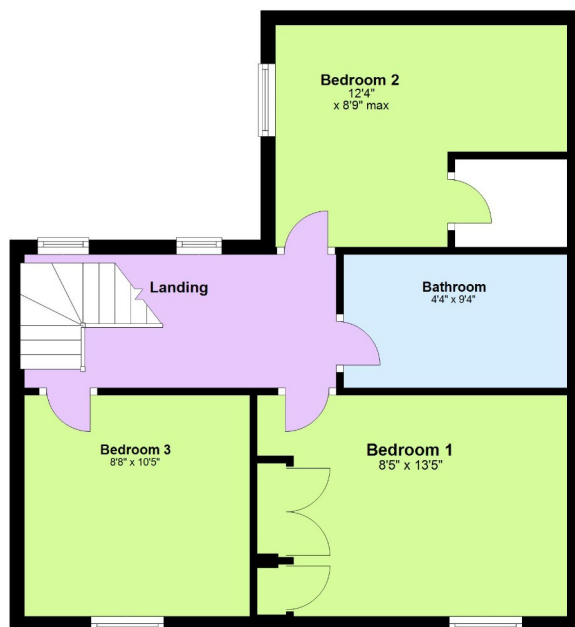
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of Weedon

Ground Floor
Approx. 784.1 sq. feet



First Floor
Approx. 535.7 sq. feet



Total area: approx. 1319.8 sq. feet












3 Bedrooms | 1 Bathroom | 1 Reception Room | Exposed Beams



14 HIGH STREET

WEEDON, NN7 4PX

-  Open Plan Kitchen / Diner
-  Popular Village Location
-  Argon Filled Upvc DG
-  Gas Central Heating
-  Brick Built Storage
-  Views To Front
-  Three Bedrooms
-  Character Cottage
-  Walled Garden



LOCAL PROPERTY EXPERT AMANDA LOYDALL

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"Amanda and Sian were really good to deal with and I would highly recommend them and Campbells. They were a really nice estate agent, very friendly and Amanda and Sian were always updating, good or bad and weren't pushy like other estate agents I had dealt with. Highly recommended."

BY: Andrew, Weedon - 7th January 2024
ABOUT: Amanda and Sian

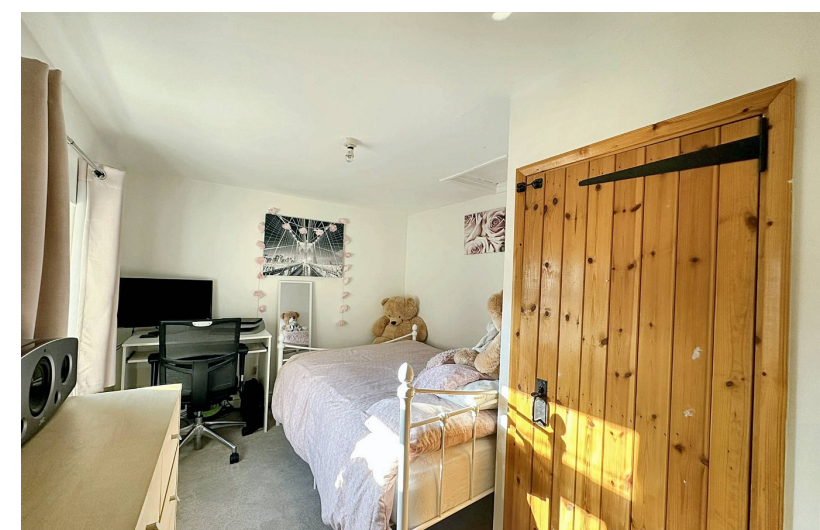
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**Dating back over 100 years this character cottage
For Sale in Weedon is full of charm.**

LOCATION

Being in the heart of Weedon village it offers the best of both worlds. Weedon village, if you have never been, is situated between Northampton and Daventry - some would say it's the centre of England! Having been awarded 'Best Northamptonshire Village 2015' - it is a great 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, Granny's café is worth a visit. Also worth a visit is The Depot, full of history and interesting places to visit or run a business from. 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 close at hand which makes commuting to anywhere very easy. Long Buckby railway station is only a short car journey away too.



Once through the front door, there is a welcoming hallway big enough to use as office space or a reading area which leads into the cosy lounge. The open fireplace could be used if you like the idea of a roaring log fire for winter evenings. Accessed from the lounge is the bright open-plan kitchen / diner, this really is a lovely family space with French doors looking over the pretty garden.

Upstairs the light floods in from the windows and all three bedrooms are as office space or a reading area which doubles. The replaced bathroom is simply stunning with exposed floorboards. The open master bedroom is fully fitted with 'Sharps' bedroom furniture. Countryside views are afforded to the front and the rear aspect is lovely. Outside the sunny walled garden is a lovely place for a barbeque or glass of wine on a summer's evening and an added bonus is the large brick-built storage.

Council Tax: B

EPC: D

Affectionately referred to as "the wonky cottage" due to the character of the walls. Every time I visit the property, I notice something else quirky, it really is the most delightful home and totally unexpected.

