

9
Church Walk
Weldon
Northamptonshire
NN17 3JX

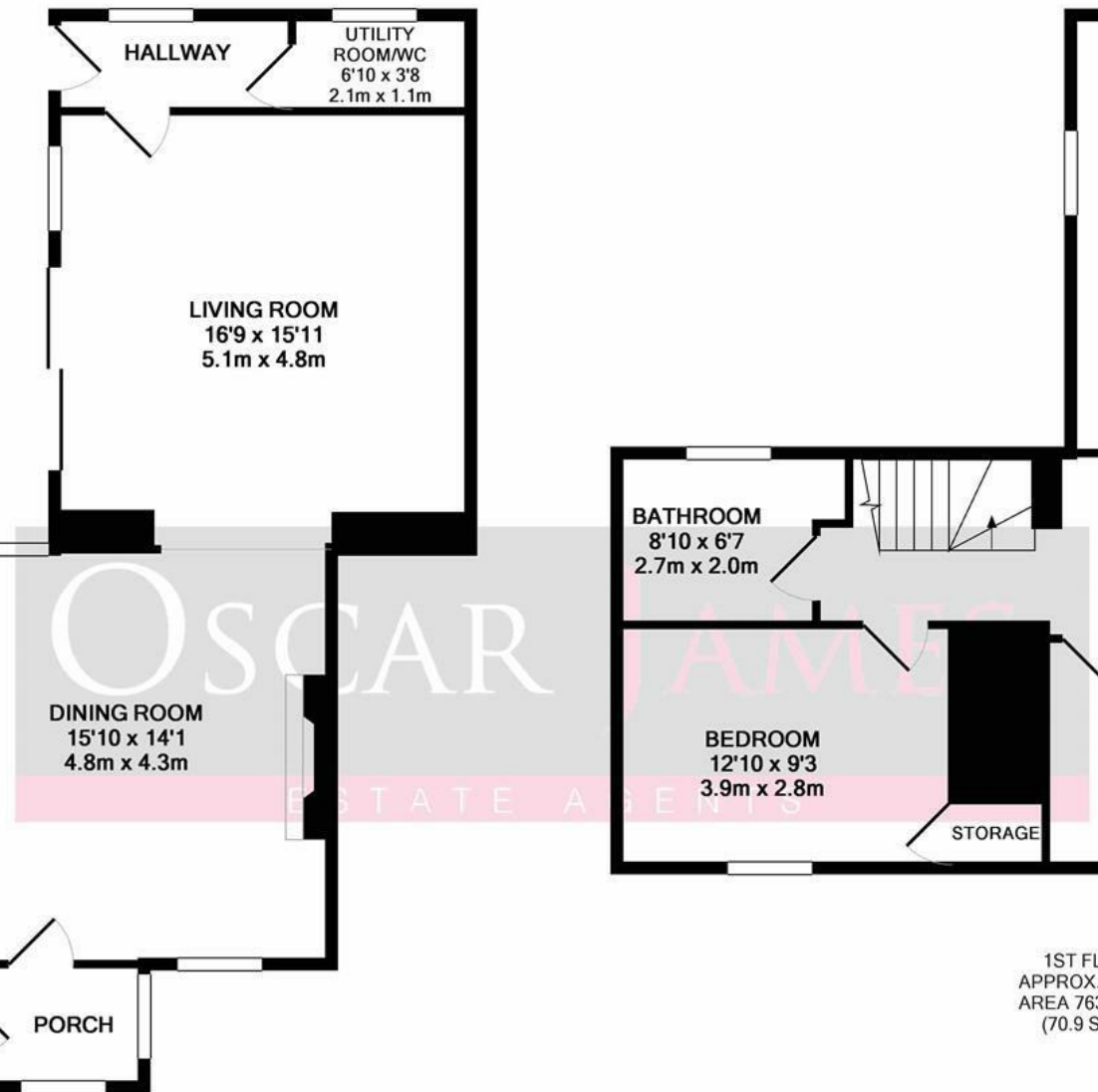
£350,000



OSCAR JAMES

...expect excellence

FLOOR PLANS



1ST FLOOR
APPROX.
AREA 763
(70.9 SQ.M.)

1ST FL.
APPROX.
AREA 763
(70.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1568 SQ.FT. (145.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan containing details of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission, or mis-statement. This plan is for illustrative purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been checked and as to their operability or efficiency can be given no guarantee.

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AT A GLANCE...



Two reception rooms



Country style kitchen



Four bedrooms



Family bathroom and cloakroom



Beautiful private rear garden with brook at the bottom



block paved driveway for two vehicles



WHAT'S GREAT?

A stone cottage full of character and charm with a gorgeous brook at the bottom of the private garden.. it is simply beautiful!

Situated in the heart of Weldon Village this property appears on plans for the village dating back to 1585 and has been extensively improved by its current owners.

In brief the accommodation comprises of a large front reception room ideal for use as a dining room or sitting room, this then leads to the country style kitchen and the second reception room, both reception rooms are of an excellent size and both enjoy a multi fuel burner perfect for the cosy night in.

On the ground floor you will also find a cloakroom and utility room and French doors from the current lounge lead out to the fabulous rear garden.

To the first floor there are FOUR good size bedrooms, a large landing which provides a

perfect spot for a desk to work from home, a large storage cupboard and a family bathroom.

Outside there is a block paved driveway providing off road parking for two vehicles to the front and a superb cottage garden to the rear with the Weldon brook running along at the bottom. The rear garden enjoys privacy, sunshine and is a popular stop off for wildlife and birds.

Call sole selling agents Oscar James on 01536 415777 to arrange your early viewing of this delightful property.

...expect excellence



SELLER'S SECRET

We absolutely love living here and originally had no plans to move however due to family circumstances we have no choice but to sell and relocate to the North of the Country. Weldon is a lovely Village, our road is peaceful and secluded but is still only a couple of minutes walk to the local shop, pubs and Village hall.



Why we like it....

A fabulous cottage situated in a lovely position in Weldon which is a must view to fully be fully appreciated.

OSCAR JAMES

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To buy or not to buy....
