

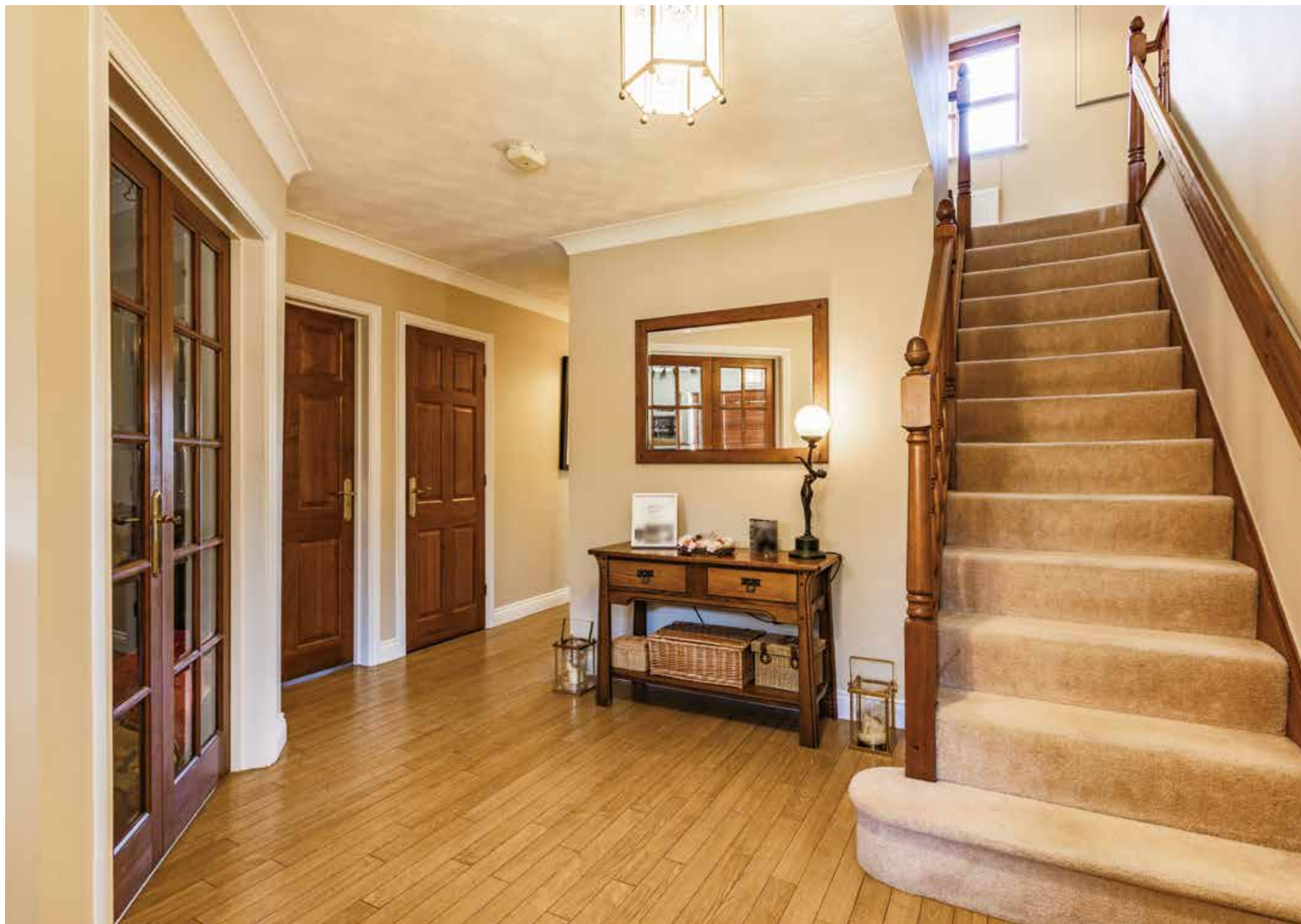


8 Halford Way
Welton | Northamptonshire | NN11 2XZ

FINE & COUNTRY

8 HALFORD WAY

A very well maintained detached country house situated on the edge of the village. The property was built in 1999 by well regarded Francis Jackson Homes. This versatile property has 3 reception rooms with a large conservatory, updated kitchen and utility room and 3 quality bathrooms. Cul-de-sac location enjoying fine views of open fields beyond the rear garden.



KEY FEATURES

Ground Floor

The property is entered via a high performance multi-locking front door beyond a tiled porch. The spacious hall has stairs rising to the first floor, shelved cloaks cupboard, telephone point, RCD consumer unit, alarm control panel and front window. Amtico flooring extends from the hall to the kitchen and cloakroom. Quality re-fitted cloakroom with an opaque side window. The living room is a very private room that has been enlarged to incorporate an impressive inglenook fireplace with an inset multi-fuel stove with remote sensor. There are wall light points, down lighters, a small side and front window. Bi-fold space saving doors open into the conservatory that was added in 2003. This impressive addition with argon filled 'Low-E' double glazing can provide a dining room throughout most of the year. It has Amtico flooring, radiators and an internal window to the office. It has a toughened glass roof with quality roof and window blinds, doors allow access to the gardens. Further bi-fold doors lead to the kitchen/breakfast room.

This has a comprehensive range of cream fronted base units with drawer sets and soft closing hinges. There is a central island with built in shelving, cupboards and a granite work surface providing breakfast bar seating for four people. Appliances include an AEG electric fan assisted oven, combination oven/microwave, tall fridge/freezer unit, drinks chiller and a Fisher & Paykel twin dishwasher. Rangemaster sink unit set into granite work surfaces, De Dietrich ceramic hob with splash back and extractor hood above. Matching eye-level units with two display cabinets and a window providing views over open fields. The utility room has matching base units with a tall dry food cabinet and a sink unit. Trianco oil-fired central heating boiler, plumbing for washing machine, space for separate dryer, side door and window. The second reception room could be used as a formal dining room, sitting room (or a ground floor bedroom if needed). Alarm sensor, front window, double doors into hallway. The office has been fully fitted with bespoke cabinets and open shelving across two walls. This is an ideal work area with a telephone point and an internal window.









SELLER INSIGHT

“The area is perfect for us as the property is located on a quiet road that offers a good deal of privacy, yet we still enjoy easy access to the surrounding amenities, including sports facilities and the motorway network. The property itself is very attractive with greenery to the front and beautiful views all around and we have always been impressed by the amount of space within the house which has allowed us to run our businesses from home,” say the owners. “We’re surrounded by pretty little villages with fantastic pubs and our own local pub is at the centre of the community where you’re always assured of a welcoming atmosphere and tasty food. We’re only a few miles away from Daventry which has a good range of shops and supermarkets, so everything we need is nearby. It’s a perfect paradise for walking and there are always families out and about with their dogs and enjoying the outdoors.”

“I have a real passion for barbecuing and the garden offers the ideal opportunity to indulge! It’s a very quiet and peaceful space where we can relax and entertain in privacy in the summer months. It’s fully enclosed, so it’s family-friendly and our dog has plenty of space to run around. The old stone wall is a very attractive feature and we’ve kept everything as natural as possible. We’re right in the heart of nature and often see a variety of wildlife and birds, including woodpeckers.” “It’s a great home for day-to-day family life and entertaining. There’s plenty of space for everyone to be together and we’ve enjoyed celebrating birthdays and anniversaries here. Doors open out to the garden from the conservatory, so we can create a large indoor / outdoor entertaining area when required. I hosted a charity gig in the conservatory with some well-known DJ’s that was live streamed around the world from the comfort of our own home. It was an amazing event!”

“We tend to spend a lot of time in the kitchen which is a fantastic space for cooking and my coffee machines (I’m a big coffee fan!). The lounge has a real fire and it’s a cosy room to chill out in after a busy day. We both run our businesses from here, so the office is very useful but one of my favourite features has to be the large walk-in shower. We both train hard and live a very active lifestyle, so it’s just perfect for us.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





KEY FEATURES

First Floor

The spacious landing has a rear window and an airing cupboard with fitted shelving and a recently installed energy efficient high pressure hot water cylinder. The master bedroom has two sets of double wardrobes, side and rear windows provide the best views to the rear. The en-suite has a double width walk in shower enclosure with an Aqualisa power shower. Heated towel rail, washstand with a wide basin, low-level WC and high quality tiling throughout. Extractor fan, down lighters and opaque side window.

The second bedroom has two single wardrobes and a front window. This room also has a smart en- suite with an Aqualisa shower unit, towel rail and a fitted mirror, quality tiling throughout, low-level WC, washstand with inset basin and a side window. The third bedroom is also a good sized double room with a front window. Bedroom four has a built in wardrobe, telephone point and front window. The fifth bedroom has a rear window again with open views. The family bathroom has a wide Roca bath with a swan neck mixer tap and showerhead attachment, washstand, low-level WC, heated towel rail and a fitted mirror. There is an extractor fan, downlighters and opaque window.













Outside Front:

To the front of the house there are low brick retaining walls with a small section of lawn to the left hand side just inside the stone boundary wall. There is a side gate on the left of the house which provides access to the rear garden, oil tank and bin storage area. There is lighting on the front of the garage and a small section of lawn to the right of the entrance porch. There is a well-stocked evergreen flower border with bark chippings.

The tarmac driveway sweeps gently down to the garage and provides comfortable parking for six standard vehicles. The brick built double garage has a remotely controlled electric sectional door and has both light and power connected. It has a pitched and tiled roof providing storage facilities, alarm sensor, personal door to the rear garden.

Side & Rear Garden:

Behind the garage is a further lawn area with an established red robin and garden lighting to the right of the conservatory. The neighbouring boundary has close boarded timber fencing which runs down to the rear of both plots. Across the rear boundary there is a 5ft stone retaining wall which allows an unspoilt view over neighbouring fields and Northamptonshire countryside. Just inside the wall is a well-stocked border with evergreen shrubs and bushes. There is a higher stone wall along the left boundary (owned by number 10). There is a cold-water tap and two coach lamps affixed to the house and fencing around the Titan 1,800 litre oil tank. The main section of garden is L-shaped and runs across the rear and left hand side of the property, this is predominantly North/East facing, the total plots extends to 0.16 of an acre.







LOCATION

The village has the highly rated Welton Church of England Primary School, which has just been awarded academy status and was rated 'Outstanding' at its last Ofsted inspection. The White Horse is a quaint local public house and enjoys excellent reviews under new management. There is the impressive 13th century St. Martin's Church, and an active village community hall. A varied range of country pursuits may be enjoyed in the area, for example angling at Daventry Country Park which is set in over 160 acres of nature reserve and country walks in the surrounding countryside. As well as the village primary school, there are various preparatory and secondary schools available close by including at Daventry, Guilsborough and Rugby. The property is well connected in terms of transportation being a short distance from major road networks including the M1, whilst the high speed rail service from Long Buckby or Rugby provides access into London, Euston in under 50 minutes.





INFORMATION

Services

Oil fired central heating, mains water, drainage electricity and broadband are connected.

Local Authority

Daventry District Council

Council Tax Band G

Viewing Arrangements

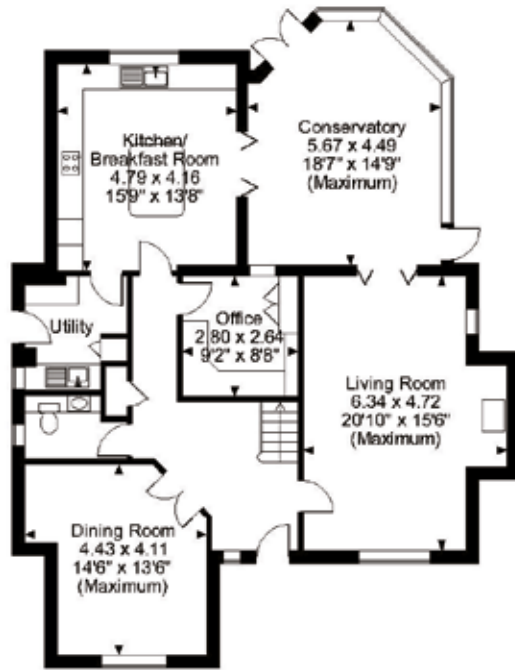
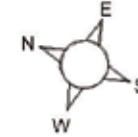
Strictly via the vendors sole agent Graham Lee
Fine & Country on (01788) 820041.

Opening Hours

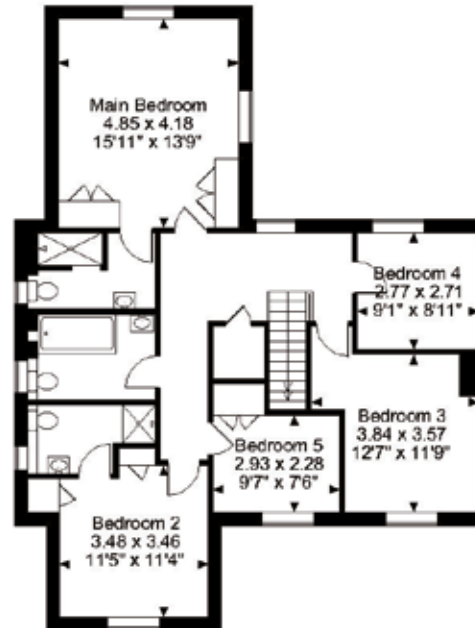
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm



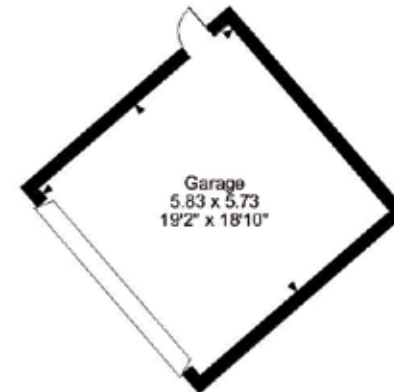
Halford Way, Welton, Daventry
Approximate Gross Internal Area
Main House = 2337 Sq Ft/217 Sq M
Garage = 360 Sq Ft/33 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	75 C
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



GRAHAM LEE
PARTNER

Fine & Country
07773 372667
rugby@fineandcountry.com

Graham has worked in the estate agent industry for over 15 years. He has worked in and around the Warwickshire, Leicestershire and Northamptonshire borders for the majority of that time. Graham fully understands the importance of tailored marketing and service levels to achieve the best possible price for the type of homes here at Fine & Country. His knowledge in the local market is second to none and his success, he believes is down to his commitment and determination to help his clients achieve their goals.



DEAN CHERRINGTON
HIGH NET WORTH MORTGAGE ADVISOR

07860 596798
dean.cherrington@mab.org.uk

My name is Dean Cherrington, and I am a specialist High Net Worth Mortgage Broker with Mortgage Advice Bureau. I live in the Derbyshire National Forest in a small village called Rosliston, a country boy at heart happiest near to nature! I look after clients across the country. My job role as a High-Net-Worth Broker allows me to engage with people from all different backgrounds and situations and I pride myself on helping secure their dream property and long-term financial stability.

I started my working life by serving in the Parachute Regiment, being able to serve with this regiment was a true honour and taught me a lot about myself, it ingrained many of the qualities and principles that I believe are important both as a Mortgage Adviser and for life in general. I find it very rewarding to have the opportunity to help people whilst doing a job that I really enjoy, knowing that my clients put their faith in me with such an important area of their lives gives a very reassuring feeling and confirms the path I have chosen as the correct one.

When I am not working, I like to do a spot of fishing, however my real passion is Extreme Triathlon and I am at my happiest either on a bike, running through the mountains or in a wetsuit. My golden retriever Bailey also like to play a part in keeping me active and loves to run even more than I do, subsequently we spend many hours on long walks through the National Forest.

High Net Worth Mortgage Specialists



THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

