

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

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19A Croft Way, Weedon  
NN7 4QX

£275,000



Tenure: Freehold

A newly built two bedroom home in the sought after village of Weedon, ideally positioned in the heart of the village. This property offers modern living and entertaining space, perfectly suited for a range of buyers. There are two bedrooms with generous master featuring an en-suite, complemented by a family bathroom. Downstairs benefits from a modern kitchen/diner, spacious lounge with a feature bay window and a downstairs cloakroom with a storage cupboard. Outside, the driveway provides parking for two vehicles and the good sized private rear garden is a great addition to the property.

Location - Weedon Village, also known as Weedon Bec, is a highly desirable Northamptonshire village located just four miles from Daventry and within easy reach of Northampton. It enjoys excellent transport links, with the A5 and nearby M1 motorway providing swift road access, and Long Buckby train station offering direct services to London and Birmingham-making it ideal for commuters seeking a more rural setting.

The village has a rich heritage, with its roots dating back to Anglo-Saxon times. Its most notable historic feature is the Royal Ordnance Depot, built during the Napoleonic era, now home to independent shops and a visitor centre. The Grand Union Canal runs through the heart of the village, offering pleasant towpath walks, while the surrounding countryside provides plenty of outdoor space to enjoy. Architectural highlights include attractive stone cottages, Victorian terraces, and the impressive 19th-century Weedon Viaduct.

Weedon offers a good mix of local amenities, including pubs, cafés, a doctor's surgery, pharmacy, and post office, as well as a popular primary school rated "Good" by Ofsted. The village has a strong sense of community, with numerous clubs and societies, regular events, and recreational spaces such as the Pocket Park and riverside walks along the Nene.

PLEASE NOTE THAT SOME OF THE PHOTOS ARE DIGITALLY ENHANCED TO PORTRAY WHAT THE PROPERTY WILL LOOK LIKE FINISHED/WITH FURNITURE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

