

Daventry

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£495,000

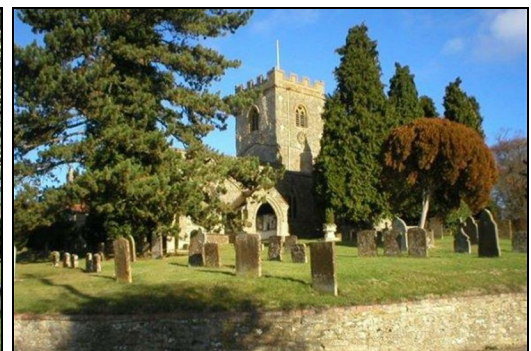
*** DODFORD FARM - AN EXCITING NEW CANAL SIDE DEVELOPMENT SITUATED ON THE OUTSKIRTS OF WEEDON VILLAGE *** CALL US NOW TO REGISTER YOUR INTEREST ***

Dodford Farm is an exceptional collection of newly built properties embraced by nature and beautiful green spaces. Designed for a desirable quality of life today and a sustainable future.

This exciting new development is nestled within an attractive rural setting and on the outskirts of Weedon Village, and is not far from the picturesque town of Daventry.

With a superb choice in terms of style and size of homes, Dodford Farm is the perfect place for every stage of life; to enjoy an enviable lifestyle and be part of a new, well-placed community.

Weedon Bec, more commonly known just as Weedon, along with Lower Weedon and Upper Weedon, were once three distinct villages but have now merged to form one large village. Lying close to the source of the River Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and amenities with the village church of St Peter and St Paul sitting at the south of the village overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A former Napoleonic War era Military Ordnance Depot also sits next to the canal and remains in use today for storage and light industry. A number of pubs, cafes and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include pre and primary schools, doctor's surgery, dentist, sports clubs and a regular bus service to both Daventry and Northampton. The latter also offers a mainline rail service to London Euston and Birmingham New Street which can also be accessed at Long Buckby.



PLOT 8 - ALSTON

The 'Alston' is an attractive four bedroom detached home. The contemporary kitchen/dining room is dual aspect, bringing in lots of natural light and the study offers a pleasant bay window.

The generous living room has plenty of space for the family to gather and has bi-fold doors leading to the garden.

Upstairs, the main bedroom has a dressing area and en suite. There are three more bedrooms, all double and a family bathroom.

This home is sold with a single garage and a 10-year builders warranty.

Entrance Hall

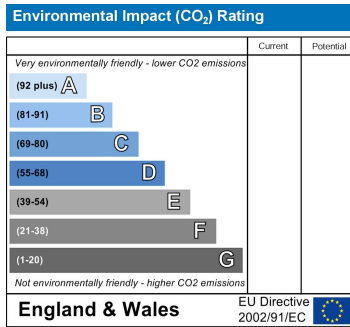
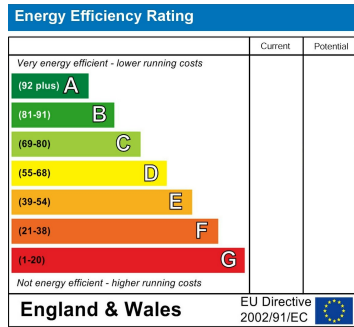
- Cloakroom - 6' x 3'11"
- Living Room - 21'4 x 11'8"
- Kitchen/Diner -
- Kitchen Area - 11'11 x 10'1"
- Dining Area - 12' x 11'6"
- Utility Room - 5'6 x 5'3"
- Study - 12'5 x 7'4"
- Bedroom One - 15' x 11'6"
- Dressing Area - 6' x 3'
- En-Suite - 7'2 x 6'
- Bedroom Two - 11'8 x 10'1"
- En-Suite - 7'4 x 4'6"
- Bedroom Three - 12'8 x 9'3"
- Bedroom Four - 11'3 x 10'1"
- Bathroom - 9'3 x 6'4"



TOTAL FLOOR AREA: 1585sq ft (147.3 sq.m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, walls, floors and any other parts are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
 Made with Metaplan 1/2021

Disclaimer - Photography and images

Images shown are indicative and may not apply specifically to this development.



Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.