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ESTATE AGENTS



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7 Whilton Lodge Watling Street, Norton, Daventry, NN11 2EH

# 7 Whilton Lodge Watling Street, Norton, Daventry, NN11 2EH

7 Whilton Lodge is a generously proportioned, two-storey residence forming part of an impressive 19th-century former hunting lodge. This spacious wing has undergone an extensive programme of renovation and remodelling, resulting in a beautifully updated home. A standout feature is the stunning contemporary kitchen/breakfast room, complete with sleek high-gloss units and a large central island. The lower ground floor also offers a welcoming hall, a master bedroom with a modern adjoining bathroom, a comfortable lounge, and a bright, airy garden room enhanced by a striking lantern roof. Upstairs, there are two additional double bedrooms and a stylish shower room with "Jack and Jill" access. Outside, the property is accessed via a picturesque, tree-lined driveway and includes allocated parking along with a carport. 7 Whilton Lodge also boasts its own private, sun-soaked patio area, which enjoys views over and the beautifully maintained surrounding gardens and grounds of around 4.0 acres

## Price £395,000 Leasehold

### ACCOMMODATION

#### ENTRANCE

Accessed via part glazed door with additional glazed side panels. Stairs with wrought iron balustrades rise to the first floor and descend to the lower ground floor.

#### LOWER GROUND FLOOR

##### HALL

22'3 x 7'0

A generously proportioned space. This area provides access to all ground floor rooms. There is high gloss porcelain flooring which also runs throughout much of the ground floor.

##### LOUNGE

21'7 x 14'10

A very spacious and well proportioned room, with six casement double glazed windows to the front elevation. The focal point of the room is the open fireplace with moulded surround, inset granite hearth and feature log burner. There are double glazed windows and twin sets of double glazed doors which lead into:

##### GARDEN ROOM

22'4 x 7'3

A light and airy room, featuring a lantern roof, double glazed windows on two elevations and double glazed doors leading out to the sun terrace. The room also features exposed stone walls with mullions together with high gloss tiled flooring.



##### KITCHEN/BREAKFAST ROOM

19'4 x 14'1

A superb high quality kitchen stylishly refitted with a range of contemporary high gloss cabinetry with quartz work surface incorporating an under slung sink with mixer taps. Integrated appliances comprise twin Bosch ovens and integrated dishwasher. A large island unit with matching cabinets also has a quartz work surface, breakfast bar and an inset Elica venting induction hob. The kitchen has windows and a door to the sun terrace.



##### BEDROOM ONE

16'9 x 15'2

This very spacious bedroom features twin wardrobe recesses, double glazed windows to the front elevation and barrel vaulted ceilings.



##### BATHROOM

9'5 x 6'9

Stylish refitted bathroom with contemporary suite with W.C, cabinet mounted wash basin with drawer units and free standing and double ended oval bath with mixer taps and hand shower head. There is high gloss tiling to both floor and walls and there is a double glazed window to the front.



#### FIRST FLOOR

##### LANDING

The landing has doors to both bedrooms and double glazed window overlooking the sun terrace and grounds beyond.

##### BEDROOM TWO

11'3 x 10'10

With dual aspect double glazed windows and a door to the shower room



##### BEDROOM THREE

10'10 x 9'10

With double glazed window to the front and door to



##### JACK AND JILL SHOWER ROOM

10'9 x 3'5

Fitted in a suite with W.C, wash basin and shower cubicle. there is tiling to splash areas, "jack and jill" doors to both bedrooms.

#### OUTSIDE

Whilton Lodge is approached off the A5. There is a tree lined driveway which culminates in a large gravel parking area. 7 Whilton lodge has two allocated parking spaces, there is parking also for guests. The property also benefits from covered parking accessed through stone piers at one end of the parking area.

#### TERRACE

The property benefits from its own private patio area just outside the garden room offering amazing uninterrupted views over gardens and grounds beyond

#### COMMUNAL GARDENS

The owners of the properties which make up Whilton Lodge have access to the beautiful gardens and grounds which surround the property and which extend to around 4 acres.

#### HISTORICAL NOTE

Whilton Lodge dates from 1867, it was originally built for the Craven family who resided at Coombe Abbey to use as a hunting lodge.

#### LEASE DETAILS

Leasehold Details - Leasehold Details, 999 year lease with 956 years remaining Service Charge - £1043.73 per quarter.

#### SERVICES

Mains electric is connected, drainage is to a shared septic tank. Heating is provided by individual thermostatic controlled electric radiators.

#### COUNCIL TAX

Daventry District Council - C

#### LOCAL AMENITIES

The village is well placed for ease of access to the A5/Watling Street and the M1 motorway and Watford Gap services. The Grand Union canal runs alongside and there are ample local employment opportunities in Daventry, Rugby, Northampton, Coventry and Banbury and the railway station at Long Buckby is located approximately 4 miles to the east providing services to Coventry, Birmingham and London whilst Rugby station provides fast connecting services using the West Coast Mainline.

#### HOW TO GET THERE

From Northampton take the A4500 in a westerly direction out of the town towards Junction 16 of the M1 Motorway. Pass over this following the A45 Flore bypass to the next round about. Take the third exit onto the A5 Watling Street, passing Heart of Shires rural shopping centre on the right hand side. Continue past the turning on the right to Whilton Locks and then shortly afterwards turn right onto the drive way to Whilton Lodge.

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Not to scale. For illustrative purposes only