

NEW INSTRUCTION



ASHBY ROAD

Welton, Daventry. NN11 2JS



DAVID COSBY
ESTATE AGENTS



Ashby Road

Welton, Daventry, NN11 2JS

Total GIA (Gross Internal Area) Approx. 201 sqm (2164 sqft)

Features

- Well-presented 1950s three-bedroom semi-detached home
- Desirable village location on the edge of Welton villae
- Attractive landscaped garden extending to around 100 feet
- Far-reaching open countryside views to the rear
- Dual-aspect sitting and dining room with open fireplace
- French doors to patio and garden
- Detached timber garage with power and lighting
- Timber summer house with power and lighting
- Two additional outbuildings providing pantry and utility space

Description

A well-presented three-bedroom semi-detached home, dating from the 1950s, located on the edge of the sought-after village of Welton in South Northamptonshire. The property benefits from off-road parking, a detached timber garage, and attractive landscaped gardens extending to around 100 feet, with open countryside views to the rear. Constructed of traditional red brick cavity walls beneath hipped tiled roofs, the accommodation is both practical and versatile.

The ground floor includes an entrance hall, a bright dual-aspect sitting and dining room with open fireplace and French doors to the garden, and a modern kitchen with breakfast bar and side access. To the first floor there are three bedrooms, comprising two doubles and a single, together with a family bathroom fitted with a contemporary suite. The property is complemented externally by established gardens to the front and rear, a timber summer house with power and lighting, and two useful outbuildings.



A well-presented three-bedroom 1950s home in the sought-after village of Welton, offering landscaped gardens of around 100 feet, a timber garage, versatile outbuildings, and far-reaching countryside views.

Accommodation

Entrance Hall

The property is entered via a traditionally styled panelled door with decorative glazed upper panes and a secure three-bar locking mechanism. The entrance hall is finished with a cut-pile carpet and neutral wall décor, with a straight flight of timber stairs rising to the first floor. A useful niche provides space for occasional storage or furniture, with further room for cloaks and shoes. A high-level meter cupboard houses the electric consumer unit, and a slatted oak door leads through to the sitting and dining room.

Sitting/Dining Room

A dual-aspect room with excellent natural light, featuring a three-unit window to the front and double-glazed French doors opening onto the rear patio. The floor is finished with oak-effect laminate boards, and the walls are neutrally decorated with plaster coving to the perimeter. A central focal point is provided by the open fireplace, with a reconstituted stone surround, stone hearth, and traditional inset grate. To the rear of the room there is ample space for a dining table and chairs, enjoying pleasant views across the garden and countryside beyond. A matching slatted oak door leads through to the kitchen.

Kitchen

Located to the rear right-hand side of the property, the kitchen is fitted with a range of modern base and wall units with white laminated doors and marble-effect worktops. A contemporary circular stainless-steel sink with mixer tap is set beneath chamfered grey metro-tiled splashbacks. There is space for a freestanding oven, washing machine, and dishwasher, together with a two-person breakfast bar with oak work surface, creating a practical area for informal dining. A part-glazed door opens to the side of the property, while two casement windows to the front and side aspects ensure the kitchen enjoys good natural light. The floor is finished with grey ash-effect timber laminate.



Accommodation

Bedroom 1

A well-proportioned double bedroom with ample space for freestanding furniture, benefiting from good natural light through two casement windows overlooking the front aspect. The floor is finished with cut-pile carpet and the walls are neutrally decorated. A feature of the room is the original 1950s tiled fireplace surround with open grate.

Bedroom 2

A further double bedroom, positioned to the rear left-hand side of the property, with pleasant countryside views. The floor is finished with oak-effect laminate boards, and there is a built-in two-door storage cupboard with fitted shelving.

Bedroom 3

A single bedroom located to the front right-hand side of the property, featuring a raised bed over the stair plinth. The room is finished with grey emulsion walls and oak-effect laminate floorboards, with a two-unit casement window to the side aspect providing good natural light and partial countryside views.

Family Bathroom

Fitted with a modern three-piece suite comprising a contemporary P-shaped bath with seating area, chrome mixer tap, and shower hose over, set against large-format marble-effect wall tiles. There is a close-coupled WC and a contemporary wash hand basin with chrome mixer tap, set above a white vanity unit providing useful storage. The floor is finished with dark timber-effect laminate boards. This dual-aspect bathroom benefits from good natural light through casement windows to the side and rear, complemented by mechanical extraction and evenly spaced recessed spotlights.

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Grounds

Front and Side Aspects

The property is set well back from Ashby Road, with a dropped kerb giving access to a macadam driveway that runs alongside the house to a detached timber garage. The front garden is mainly laid to lawn and enclosed by established shrubs and planting, with a central feature planter providing further interest.

The main entrance is sheltered beneath a projecting canopy. To the side of the property are two practical outbuildings, each fitted with modern three-bar locking doors. The first is arranged as a pantry with power, lighting, and space for a fridge freezer, while the second offers additional utility space and houses the combination boiler, also with power and lighting connected.

Rear Garden

The rear garden extends to around 100 feet and has been thoughtfully arranged to create a series of distinct and interesting spaces. Immediately adjoining the house is a raised patio with French doors from the dining room, providing an easy indoor–outdoor flow and an ideal setting for alfresco dining. A further hardstanding area runs alongside the timber garage, next to a raised lawn.

The central section of the garden features a raised rockery, while to the rear lies a generous lawn offering space for recreation. This leads to an additional seating area and a further patio at the far end of the garden, positioned to take full advantage of the uninterrupted countryside views. Lavender and rose borders line the post-and-rail boundary, adding seasonal colour and interest.

Garage

The detached garage is accessed via traditional double-swing ledged and braced doors with T-bar hinges. It provides versatile storage or workshop space, benefitting from power, lighting, and two separate casement windows.

Summer House

To the rear of the garage is a useful timber summer house, fitted with power and lighting. This versatile space lends itself to a variety of uses, including an occasional cinema room, home office, hobby or craft room, or simply as a quiet retreat within the garden.



Location

Welton is a charming hilltop village located on the western edge of Northamptonshire, just three miles north of the market town of Daventry, which offers a good range of shops, supermarkets, and leisure facilities. The village benefits from a primary school with an Outstanding Ofsted rating (2022), a public house, a church, and a village hall.

The first documentary evidence of Welton appears in the Domesday Book, with the name derived from the fresh springs and wells found in the locality.

With many magnificent countryside walks possible from the doorstep, Welton village also features a little-known but very beautiful and serene section of the Grand Union Canal, which accommodates Welton Haven Marina.

Situated between the A361 Banbury Road and the A5 Watling Street, Welton boasts excellent main road connections, with M1 Junction 18 just under six miles away. For public transportation, Long Buckby village train station is only five miles away and offers direct services to London Euston and Birmingham New Street.

Property Information

Local Authority: West Northamptonshire Council

Services: Oil, Electricity, Water, and Drainage

Council Tax: Band C **EPC:** D **Tenure:** Freehold

Broadband: Ultra Fast Broadband Available

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



Ashby Road, Welton, NN11 2JS

Approximate GIA (Gross External Area) = 84 sqm (904 sqft)



David Cosby Chartered Surveyors & Estate Agents

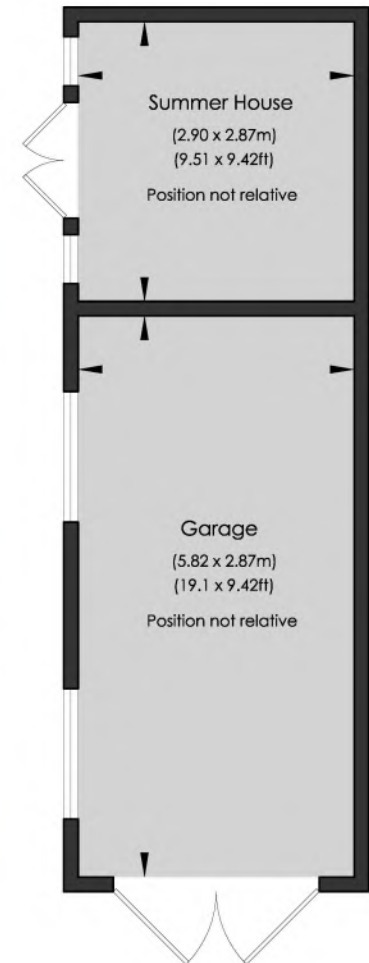
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 42 sqm (452 sqft)



FIRST FLOOR GIA = 42 sqm (452 sqft)





WELTON

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