



27 Benham Road, Greens Norton, Northamptonshire, NN12 8DB

HOWKINS &
HARRISON

27 Benham Road,
Greens Norton,
Northamptonshire, NN12 8DB

Guide Price: £725,000

An imposing detached property located in the sought after village of Greens Norton and within easy walking distance of the amenities on offer in the village. Offered with no onward chain, the property was constructed by Frances Jackson Homes in 1993 and has been in the same ownership since new. Beautifully presented and boasting four bedrooms (including two en-suites), the property extends to approximately 2,223 sq ft with driveway parking, a double garage and an enclosed garden.

Features

- Detached property in village location
- Two en-suite bedrooms
- Two further bedrooms
- Family bathroom
- Sitting room, dining room and music room
- Kitchen/breakfast room
- Study
- Double garage and driveway parking
- Enclosed gardens
- Energy rating C



Location

The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

A storm porch opens into the spacious and light entrance hall with doors leading to the study, dining room, sitting room with French doors opening onto the patio, and kitchen/breakfast room with a range of fitted units and integrated appliances including an oven, induction hob, dishwasher and American style fridge freezer. There is access into the utility room from the kitchen, with a door opening to the garden.

First Floor

The light and spacious galleried landing leads to the en-suite master bedroom, bedroom two which is also en-suite with a fitted wardrobe, two further double bedrooms and a family bathroom.

Benham Road, Greens Norton, Towcester, NN12

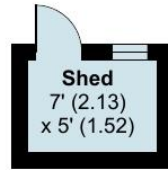
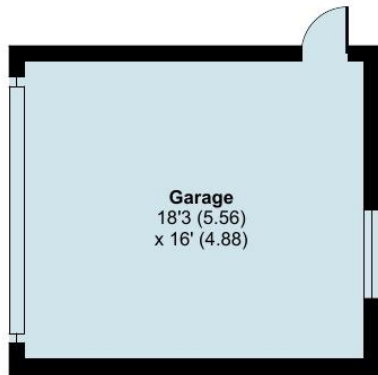
Approximate Area = 2223 sq ft / 206.5 sq m

Garage = 292 sq ft / 27.1 sq m

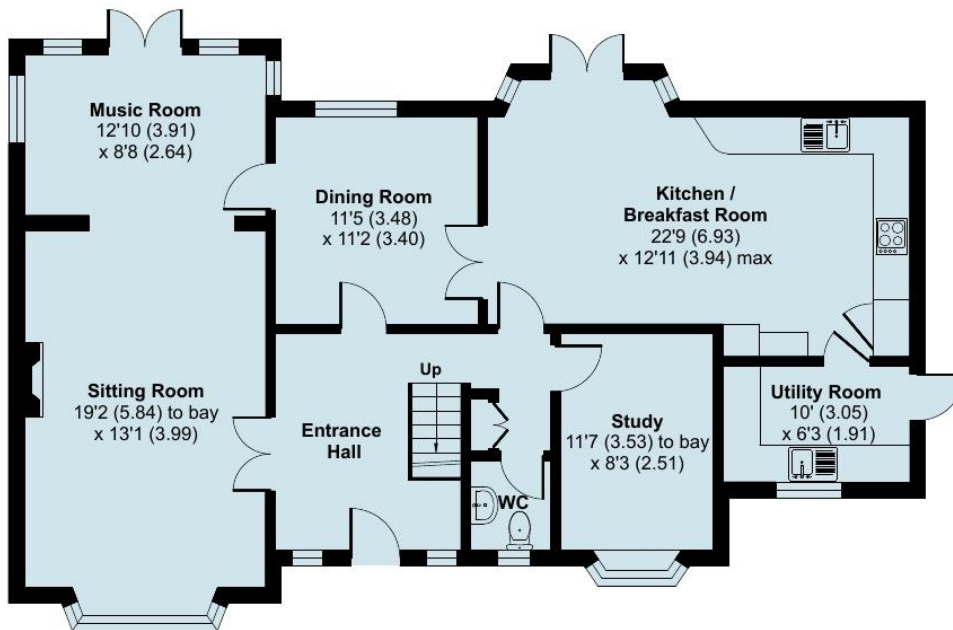
Outbuilding = 35 sq ft / 3.2 sq m

Total = 2550 sq ft / 236.8 sq m

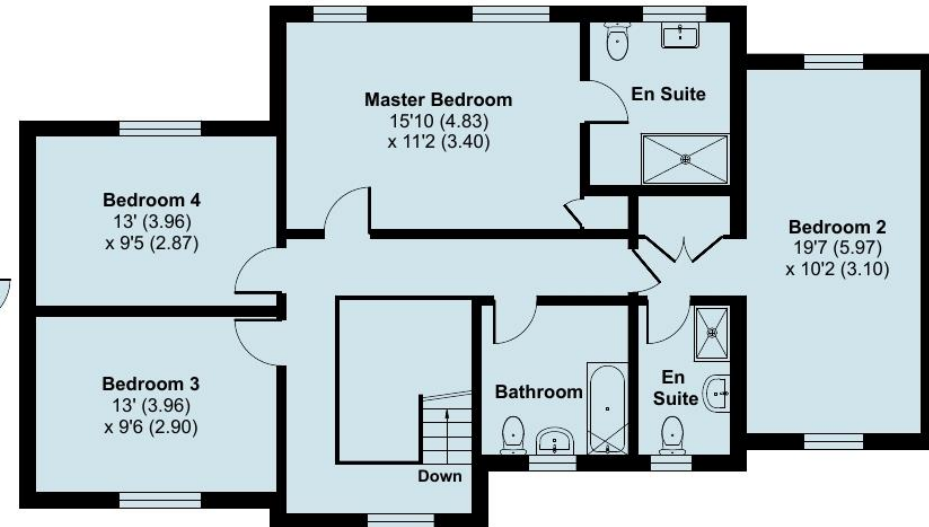
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Howkins & Harrison. REF: 995946



Outside

The property is approached by a block paved driveway leading to the storm porch, and to the double garage. A side gate give access to the rear garden.

To the rear of the property, the garden is mostly laid to lawn, with mature tree, shrubs and flower beds and a patio area. A footpath leads to the side former vegetable garden, and on to a courtesy door into the garage.



An imposing four bedroom,
two en-suite detached property





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

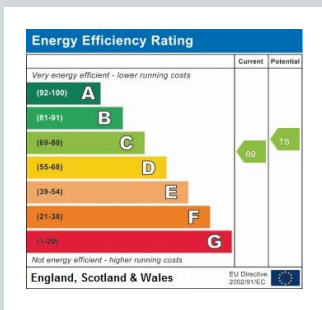
Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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