



Copperfields, 6 Wappenham Road, Abthorpe, Towcester,
Northamptonshire, NN12 8QU

HOWKINS &
HARRISON

Copperfields, 6 Wappenham Road,
Abthorpe, Towcester,
Northamptonshire, NN12 8QU

Guide Price: £475,000

A five bedroom detached family home, well located on the edge of the popular village of Abthorpe. The accommodation extends to some 1,741 square feet over three floors, plus an integral garage, driveway parking and open views to the rear. On the ground floor is an open-plan sitting/dining room, kitchen, conservatory, utility room and shower room, there are four double bedrooms on the first floor and a family bathroom, with the fifth double bedroom on the second floor.

Features

- Detached family home
- Five double bedrooms
- 1,741 sq ft accommodation
- Open plan sitting/dining room
- Ground floor shower room
- Propane gas/radiator central heating
- Single integral garage
- Driveway parking for several cars
- Mature enclosed gardens with open views to rear
- Energy rating E



Location

The village of Abthorpe lies some three miles from Towcester and two miles from Silverstone and has a delightful village green, church and Public House. There is good access to the A43, M1 and M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes.

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.

Nearby primary schools are found in Silverstone and Greens Norton with Towcester having both primary and secondary schools. High speed Broadband is available through the Tove Valley Community Broadband Service.



Ground Floor

The entrance porch opens into the entrance hall, leading to the semi open-plan sitting/dining room with feature fire place. Double doors open to the conservatory and to the garden beyond. The kitchen has been comprehensively refitted, with a separate utility room. Of note is the ground floor shower room and integral garage.

First Floor

There are four genuine double bedrooms on the first floor and a four-piece family bathroom.

Second Floor

The fifth double bedroom, with Velux roof lights and eaves/loft storage.



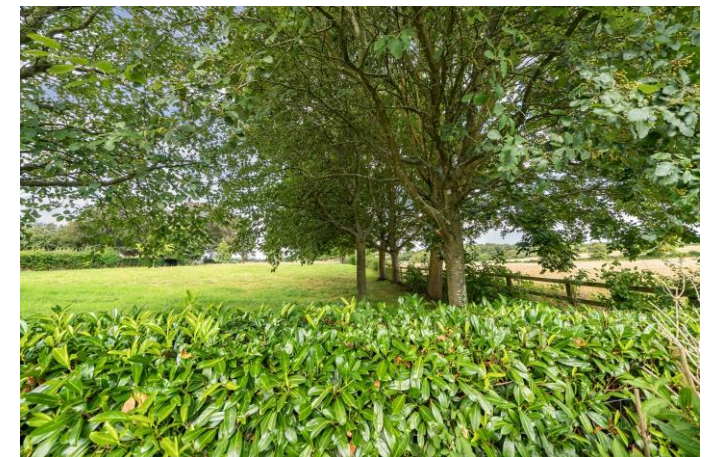


Outside

There is a driveway providing off-road parking for several cars, and access to the integral single garage. Gated access leads to the mature, lawned rear garden, which enjoys an open outlook to the rear.



A five bedroom detached family home, well located on the edge of the popular village of Abthorpe.





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.

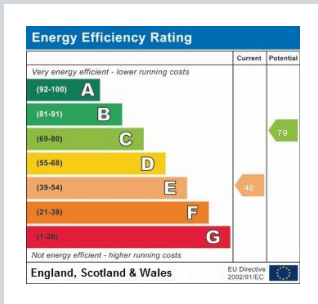
Services

The following services are connected to this property: 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, and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - E



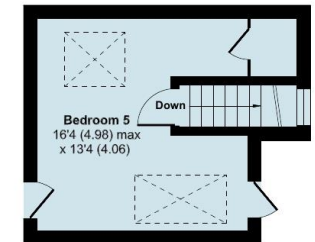
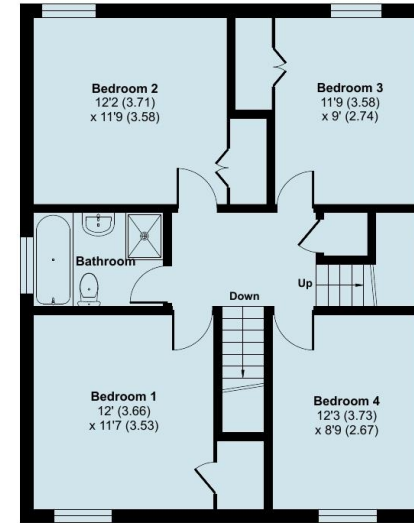
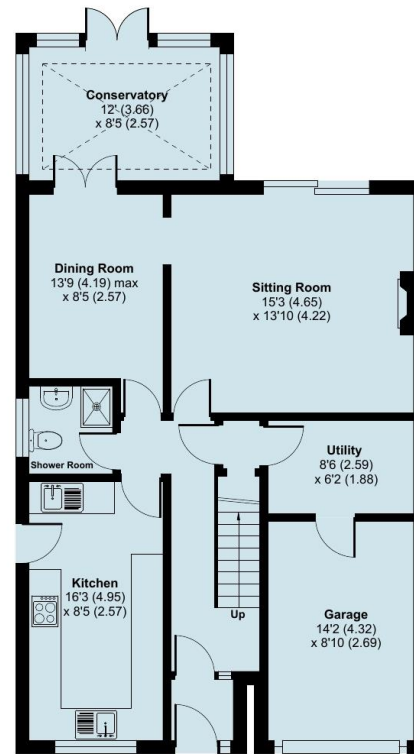
Howkins & Harrison

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Approximate Area = 1741 sq ft / 161.7 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 1867 sq ft / 173.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Howkins & Harrison. REF: 1026989

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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