



122 Brackley Road, Towcester, Northamptonshire, NN12 6DJ

HOWKINS &
HARRISON

122 Brackley Road,
Towcester,
Northamptonshire, NN12 6DJ

Guide Price: £1,500,000

A rare opportunity to acquire this stunning individually designed detached property that occupies a prominent position on the sought after Brackley Road in Towcester. Constructed and fitted to the highest specification, and filled with natural light, the property covers in excess of 5,000 sq.ft and boasts accommodation that includes five double bedrooms, a spacious kitchen/family/dining room, utility room, sitting room, cinema/games room, gym, study, a double garage and enclosed landscaped gardens.

Features

- Individually designed detached property
- Sought after location
- Master bedroom suite with dressing room & en-suite
- Four further bedrooms inc. two en-suite
- Family bathroom
- Spacious kitchen/dining/family room
- Utility room, study, gym
- Cinema/games room
- Double garage and ample parking
- Landscaped gardens
- Energy rating B



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with 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

The grand entrance hall with vaulted ceiling is filled with natural light; doors lead off to the kitchen/dining/family room fitted with a range of high specification integrated appliances and bi-fold doors leading to the patio and garden, sitting room, study, gym, cloakroom, and a courtesy door leads to the double garage. The utility room is accessed from the kitchen, and from the garden.

Lower ground floor

On the lower ground floor is the cinema/games room, a large storage room and the plant room.

First floor

Stairs lead from the entrance hall to the galleried first floor landing. The master bedroom suite benefits from an en-suite shower room and walk-in dressing room. From the master bedroom, doors open giving access to the sedum roof. There are four further spacious double bedrooms, two of which are en-suite, and a family bathroom. There is an additional spiral staircase adjacent to bedroom five leading to the ground floor.

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Approximate Area = 5062 sq ft / 470.3 sq m (excludes garage & void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Howkins & Harrison. REF: 1040399



Outside

The property is set back from the road and approached by a driveway with pillars either side. The driveway offers ample parking and leads to the double garage. A footpath leads to the front door. The landscaped gardens surround the property on all sides.

To the rear of the property, the gardens are mostly laid to lawn with a large patio entertaining area. The borders have been thoughtfully planted and contain mature shrubs and trees. The property further benefits from a rainwater harvesting system.



Stunning individually designed detached five double bedroom 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 - G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Howkins & Harrison

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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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