



Woodland View, West End, Silverstone, Northamptonshire, NN12 8UY

HOWKINS &
HARRISON

Woodland View,
West End, Silverstone,
Northamptonshire, NN12 8UY

Guide Price: £950,000

Set on the outskirts of the sought after village of Silverstone, this single storey dwelling has recently been updated and extended. Now a stunning contemporary family home offering four ensuite bedrooms, a live-in kitchen/dining room, a study and a sitting room, the property sits in enclosed gardens with ample parking and a self-contained annexe currently run as a successful Airbnb.

Features

- Single storey detached property
- Four ensuite bedrooms
- Live-in kitchen/dining room
- Sitting room and study
- Detached self-contained annexe
- Enclosed gardens
- Gated entrance
- Planning permission in place for a garage workshop
- Ample parking
- Energy rating D



Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 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.



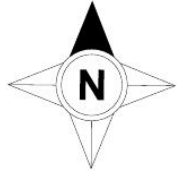
Accommodation

A spacious and open plan entrance hall leads to the live-in kitchen/dining room with a vaulted ceiling and a range of bespoke units with integrated appliances, a central island and with bi-fold doors on two sides opening onto the patio. The sitting room also has two sets of bi-fold doors. Off the kitchen is the study and utility room. A recessed door and internal hallway lead to the master ensuite bedroom that has French doors opening onto a private courtyard currently with a wood-fired hot tub. There are three further ensuite bedrooms and there is an additional cloakroom.

Annexe

The self-contained annexe has an open plan living area and kitchen with a dividing partition wall for the bedroom in addition to the en-suite bathroom. The annexe sits in a private enclosed area complete with a hot tub and has been run as a successful Airbnb.

West End, Silverstone, Towcester, NN12



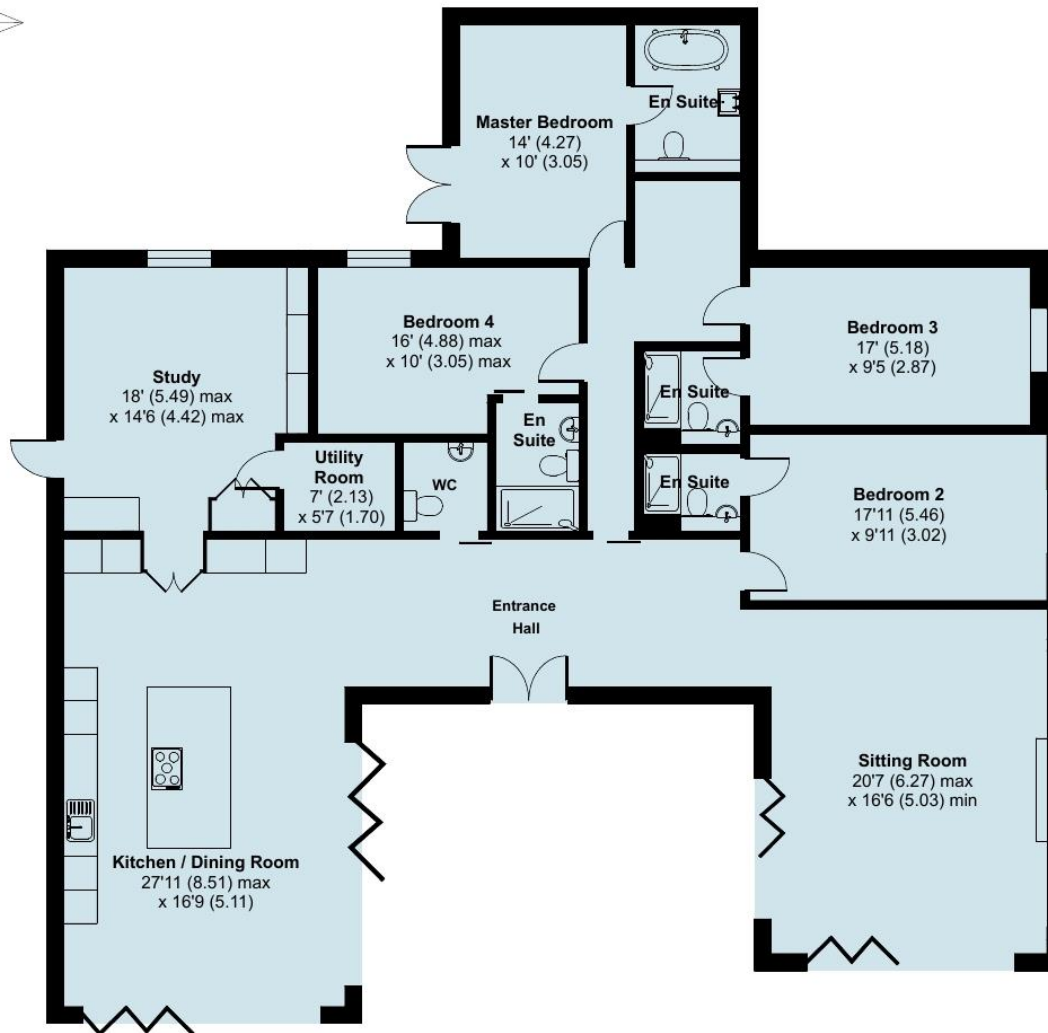
Approximate Area = 2311 sq ft / 214.7 sq m

Store = 108 sq ft / 10 sq m

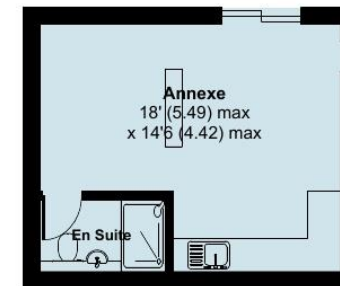
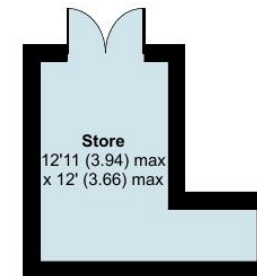
Annexe = 267 sq ft / 24.8 sq m

Total = 2686 sq ft / 249.5 sq m

For identification only - Not to scale



GROUND FLOOR



ANNEXE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Howkins & Harrison. REF: 1042100



Outside

The property is approached through electric gates leading to a block paved driveway offering ample parking at the side of the property. It is worth noting that planning permission has been granted for a double garage workshop under planning reference S/2020/1985/FUL.

The landscaped garden is enclosed on all sides and has been thoughtfully planted including a lawn, borders and beds with mature trees and shrubs, and an ornamental pond. A generous patio runs in front of the property and there is a further seating area at the end of the garden. To the side of the property is a useful garden store.



Stunning contemporary family home offering four ensuite bedrooms





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.

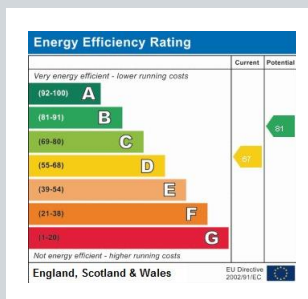
Services

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. The main house has an air source heat pump supplying air conditioning. The annexe has LPG heating and underfloor heating.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - E



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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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