



Well Yard, 1 Chapel Close, Litchborough, Northamptonshire, NN12 8HZ

HOWKINS &
HARRISON

Well Yard, 1 Chapel Close,
Litchborough,
Northamptonshire, NN12 8HZ

Guide Price: £800,000

A stunning individual detached three bedroom property with a detached one bedroom annexe set in a quiet location in the sought-after village of Litchborough. Presented in excellent condition throughout, the property enjoys ample driveway parking, and generous, well-maintained gardens.

Features

- Individual detached property
- Master bedroom, dressing room and en-suite
- Bedroom two en-suite
- Further bedroom and family bathroom
- Kitchen/breakfast room and utility room
- Sitting room, dining room, study and conservatory
- Ample driveway parking
- Well maintained gardens
- Detached one bedroom annexe
- Energy rating D



Location

The village of Litchborough lies approximately 1 mile west of the A5 on the former B4525 Northampton to Banbury Road. Towcester is approximately 5 miles away, Northampton 10 miles and Milton Keynes 22 miles. 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 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.

The village has a new village hall providing a superb amenity for the village and a children's park. Nearby primary schools are found in Blakesley, Pattishall, Bugbrooke and Greens Norton with Towcester having both primary and secondary schools. Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.



Ground Floor

Entrance hall, study, cloakroom, kitchen/breakfast room with a range of fitted units with an integrated oven and hob, dishwasher and drinks fridge and with French doors opening into the conservatory. Off the kitchen is a utility room with a door leading to the garden. From the entrance hall a doorway leads into the dining room which has patio doors opening into the conservatory, and a sitting room, in turn with doors opening onto the garden.

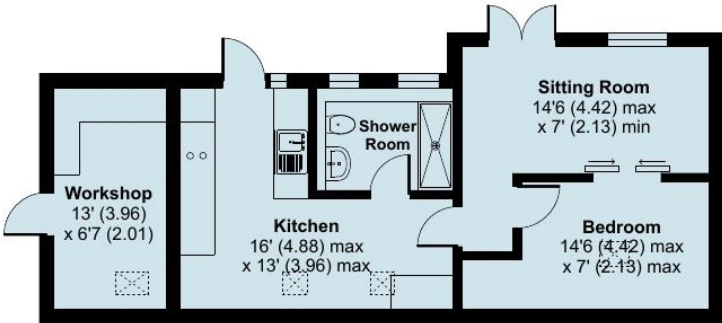
First Floor

The master bedroom has an en-suite and spacious dressing room with a range of fitted wardrobes. Bedroom two is en-suite and there is a third bedroom and a family bathroom.

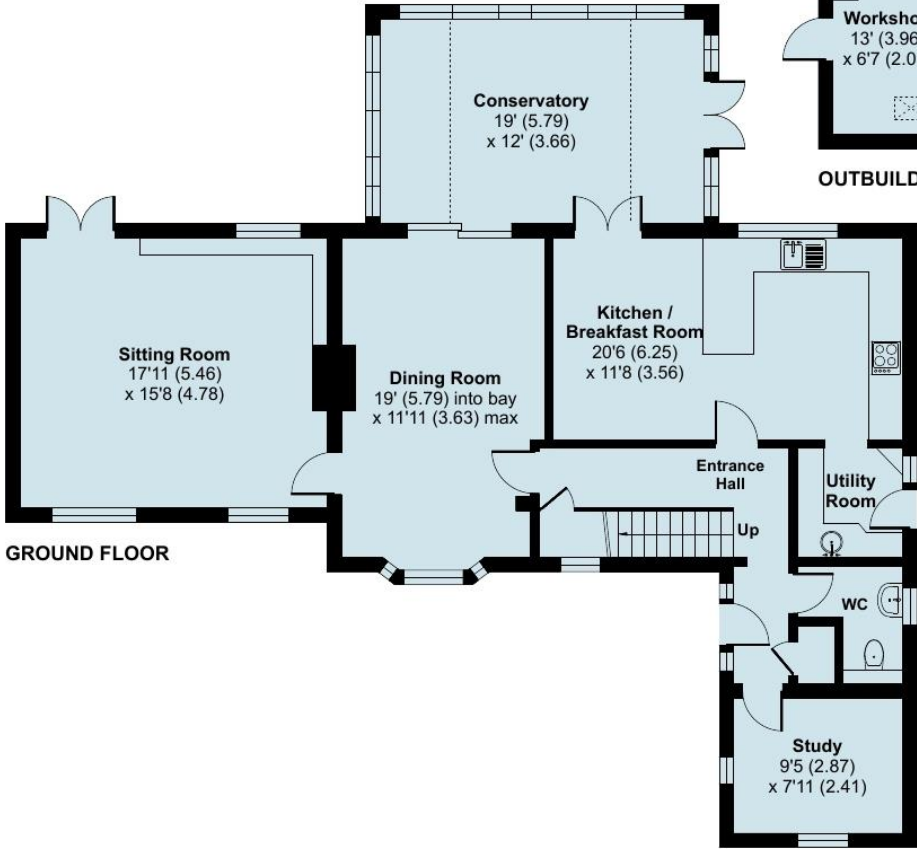
Chapel Close, Towcester, NN12

Approximate Area = 2312 sq ft / 214.8 sq m
 Annexe = 438 sq ft / 40.7 sq m
 Outbuilding = 85 sq ft / 7.9 sq m
 Total = 2835 sq ft / 263.4 sq m

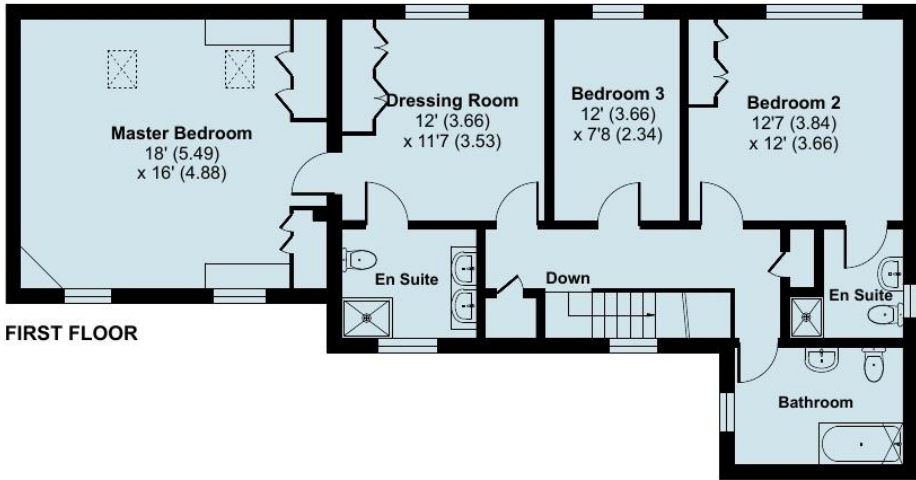
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OUTBUILDING / ANNEXE



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: 1049877



Annexe

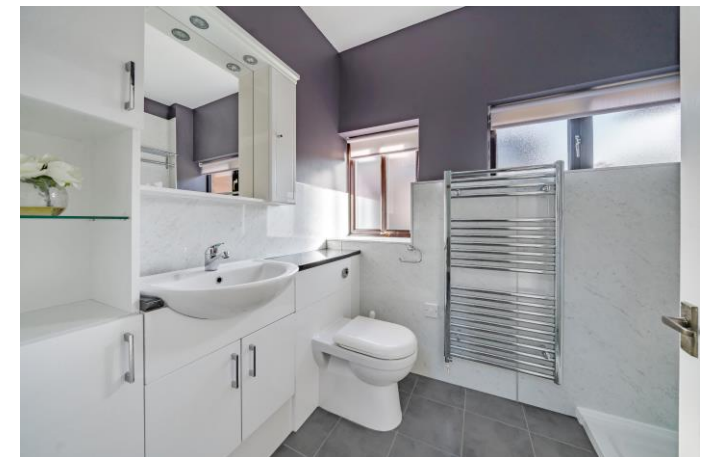
The detached annexe has a fitted kitchen/breakfast room, a sitting room, a bedroom and a shower room. At the side of the annexe is a workshop.



Outside

The property sits on a private close and is approached through double gates onto a gravelled driveway offering ample parking at the front and side of the property. The well-tended front garden is mostly laid to lawn with mature trees and shrubs and a path leads to the front door.

To the rear of the property, the well-maintained garden is mostly laid to lawn, with thoughtfully planted borders, mature trees and shrubs, with a large patio area. Behind the annexe is a productive vegetable garden in raised beds, a garden shed, and a large greenhouse.





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.

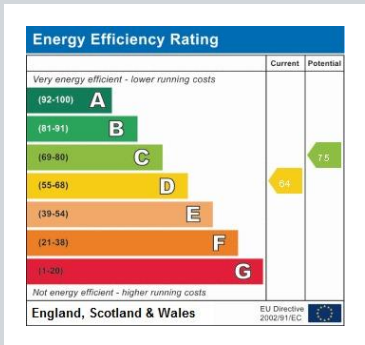
Services

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. Oil central heating.

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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