



Brambletye, Lower Street, Pury End, Towcester, Northamptonshire, NN12 7NS

HOWKINS &
HARRISON

Brambletye, Lower Street,
Pury End, Towcester,
Northamptonshire, NN12 7NS

Guide Price: £625,000

Set in an enviable position in the sought after hamlet of Pury End, with spectacular views over open countryside, and offered with no onward chain, Brambletye offers flexible accommodation including four bedrooms, two shower rooms, a study, sitting room, dining room, kitchen and utility room along with ample driveway parking, a generous garage with a workshop/hobby room and a garden.

Features

- Detached property
- Village location with views
- Four bedrooms
- Two shower rooms
- Sitting room, dining room, study
- Kitchen, utility room, cloakroom
- Ample driveway parking
- Generous garage with workshop/hobby room
- South facing garden
- Energy rating C



Location

Pury End is a small hamlet which is located approximately three miles south east of the market town of Towcester. The village of Paulerspury lies half a mile away with a primary school, church, and public house.

There is good access to the M1 motorway at junction 15a, 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 golf at Silverstone and Whittlebury Hall Hotel & Spa, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

Presented in excellent condition throughout, the accommodation briefly comprises entrance hall, study, cloakroom, sitting room, dining room with patio doors opening to the garden, kitchen with a range of fitted units and incorporating a Rangemaster cooker. Leading on from the kitchen is the utility room with plumbing for a washing machine and dishwasher. From the kitchen, a door leads to the garden.

First Floor

There are four bedrooms, two of which have fitted wardrobes, and two beautifully appointed shower rooms.

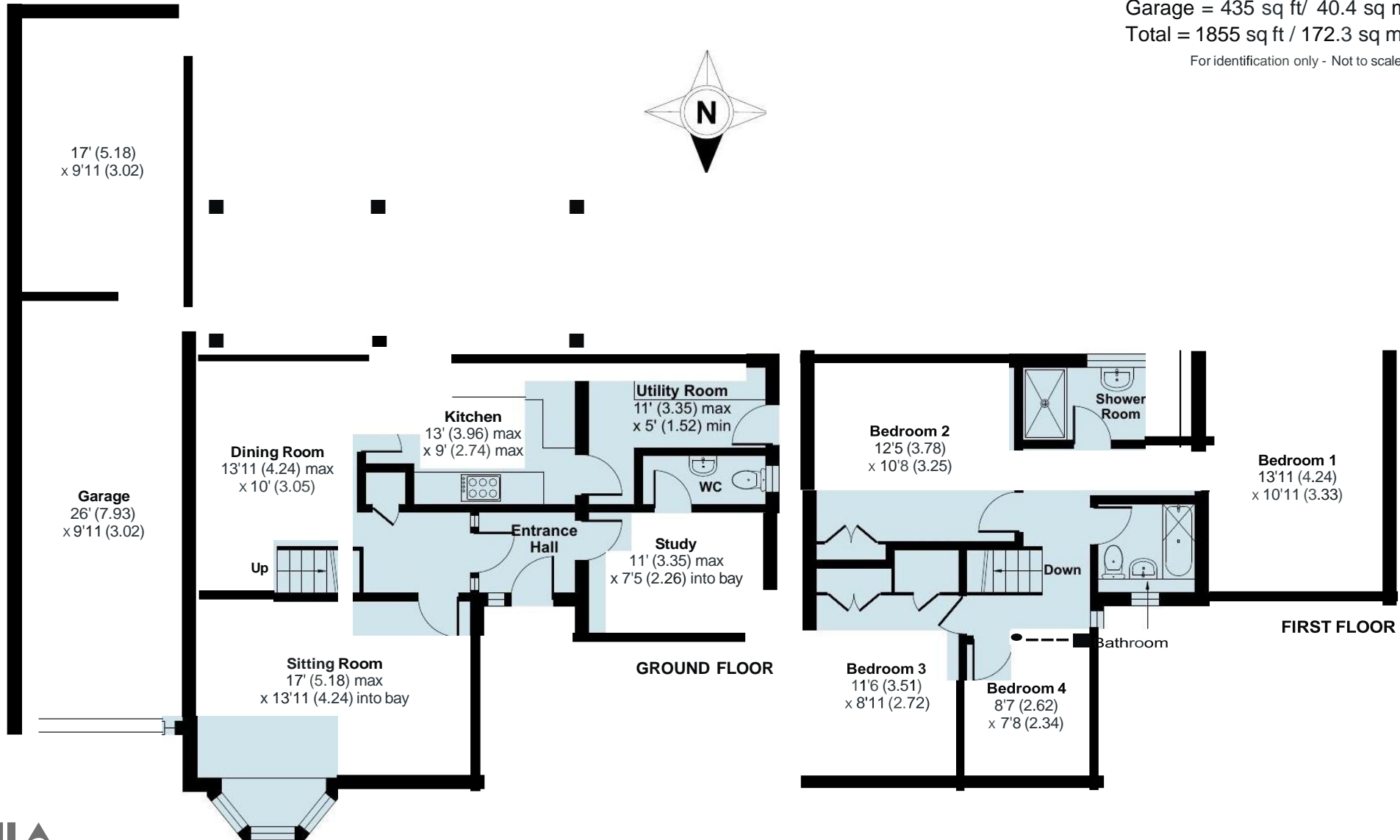
Lower Street, Towcester, NN12

Approximate Area = 1420 sq ft / 131.9 sq m

Garage = 435 sq ft/ 40.4 sq m

Total = 1855 sq ft / 172.3 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). ©nklicom 2024. Produced for Howkins & Harrison. REF: 1062389



Outside

The property sits in an enviable position enjoying lovely views over rolling countryside. There is ample driveway parking leading to the garage, and to the front door, with a side gate leading to the rear garden. The remainder of the front garden is low maintenance being partly laid to lawn with mature trees and shrubs, and partly paved, making an additional seating area.

The seating area continues around to the rear of the property where it is partially covered. There is a greenhouse, and a lawned area with a stream running through along the border of the garden. The garden is enclosed on all sides. The generous garage leads into a workshop/hobby area which, in turn, has patio doors onto the garden.

It is worth noting that full fibre broadband is connected to the property.



Spectacular views over open countryside





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.

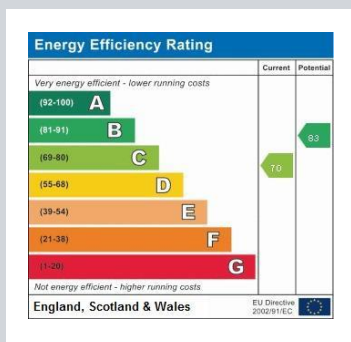
Services

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 - 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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