



34B Gayton Road, Eastcote, Northamptonshire, NN12 8NG

HOWKINS &  
HARRISON



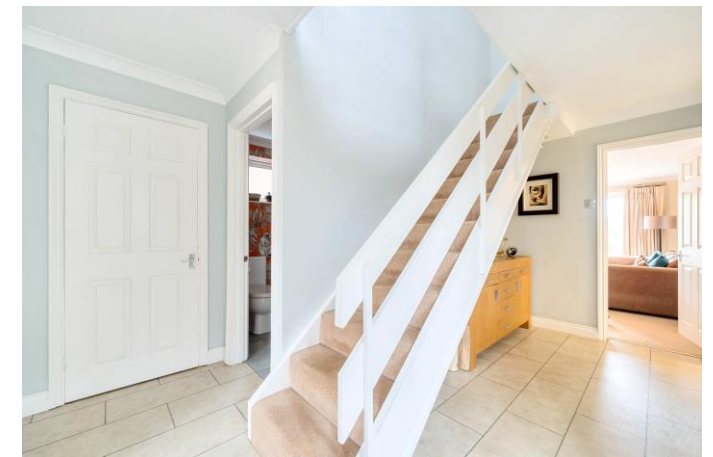
34B Gayton Road,  
Eastcote,  
Northamptonshire, NN12 8NG

Guide Price: £575,000

Presented in excellent condition throughout, this detached property sits in the sought after village of Eastcote. Offering four bedrooms including one en-suite, kitchen/dining room, sitting room, study and garage, the property benefits from a southerly facing garden and ample off-road parking.

#### Features

- Detached property
- Master bedroom-suite
- Three further bedrooms
- Family bathroom
- Sitting room
- Kitchen/breakfast room
- Study and utility/cloakroom
- South facing garden
- Garage and ample driveway parking
- Energy rating D



## Location

Eastcote is a small village with a public house (which is also a brewery) and is situated approximately 4 miles north of Towcester annexed to the parish of Pattishall situated in the pretty South Northamptonshire countryside. The parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, a large playing field with football, cricket, and tennis facilities with play equipment, two further play areas, a restaurant, and a variety of groups and societies. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis. Eastcote has an active scout group and a clay pigeon shooting club.

There is good access to the main arterial roads including M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester. Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters 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

Entrance hall, study, utility/cloakroom, sitting room with bi-fold door opening onto the patio, kitchen/breakfast room with a range of fitted units under quartz worksurfaces and including an integrated dishwasher, double oven and hob. French doors open out onto the patio and garden.

## First Floor

Master bedroom with en-suite, three further bedrooms and a family bathroom.

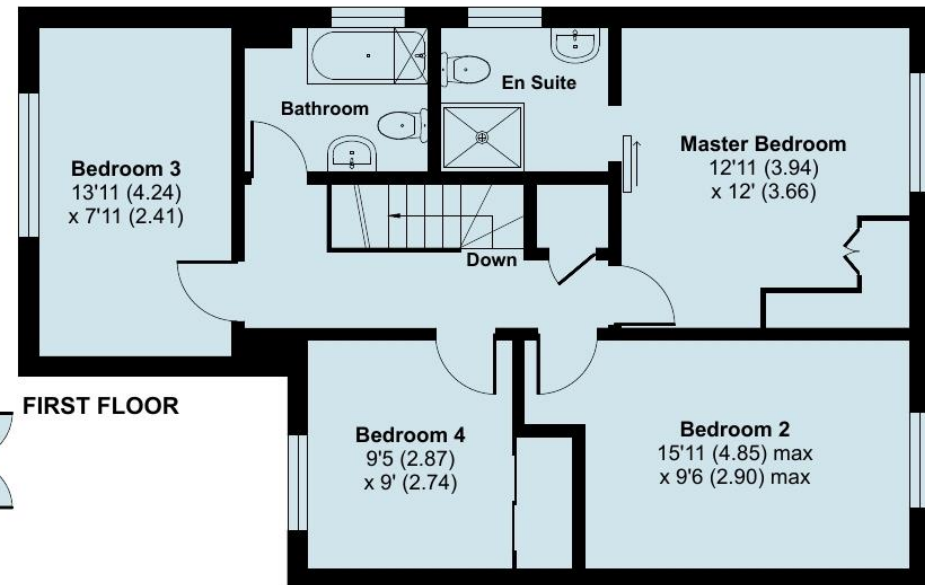
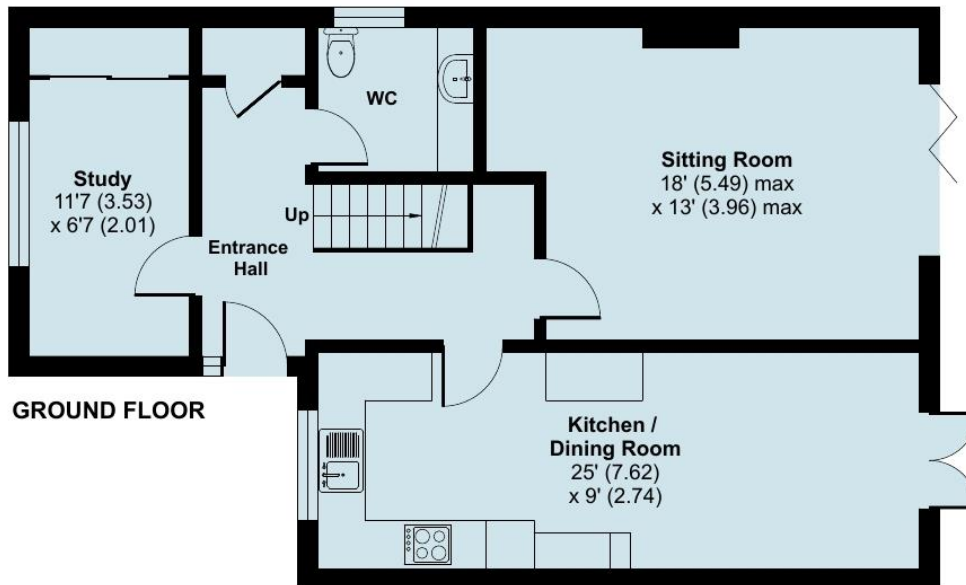
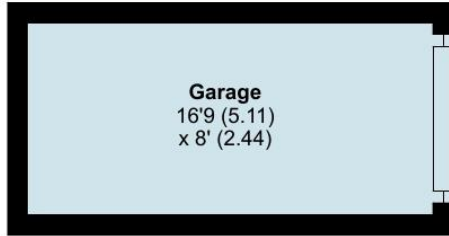
# Gayton Road, Eastcote, Towcester, NN12

Approximate Area = 1442 sq ft / 133.9 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1577 sq ft / 146.4 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). © nitchcom 2024. Produced for Howkins & Harrison. REF: 1078846







## Outside

The property is set back from the road and approached by a gravel driveway offering ample parking and leading to the garage. To the side of the property, a gate leads to the south facing rear garden which has a large patio dining and seating area, raised flower beds. The remainder of the garden is laid to lawn and is enclosed on all sides.



Detached four bedroom property  
with a southerly facing garden









## 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.

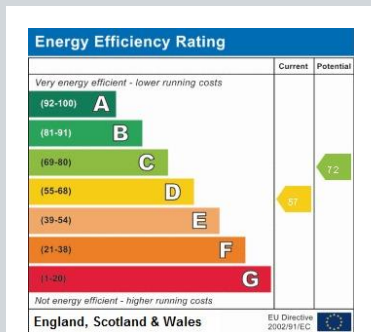
## Services

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 - D



## Howkins & Harrison

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Instagram HowkinsLLP

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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