



The Old School House, 61 High Street, Whittlebury, Northamptonshire, NN12 8XH

HOWKINS &
HARRISON

The Old School House,
61 High Street, Whittlebury,
Northamptonshire, NN12 8XH

Guide Price: £490,000

Set in the sought after village of Whittlebury, The Old School House is a delightful, detached stone built Grade II Listed cottage. Deceptively spacious, with high ceilings and plenty of natural light, the cottage is full of character, charm. Retaining many original features, the property enjoys three bedrooms, a family bathroom and separate shower room, two reception rooms, a kitchen/breakfast room and a study. The cottage garden to the front of the property is enclosed by a stone wall with a gravelled courtyard to the rear.

Features

- Detached stone built cottage
- Grade II Listed
- Three bedrooms
- Family bathroom
- 'Jack & Jill' shower room
- Sitting room
- Dining room
- Study
- Kitchen/breakfast room
- Cloakroom
- Garden & courtyard



Location

The village of Whittlebury, with its Hotel, Spa & Golf Course, farm shop and café, primary school and village pub lies approximately 4 miles from the market town of Towcester.

There is good access to the main arterial roads including 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.

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

Entrance hall, leading to the sitting room and the dining room, both having exposed stone walls with inglenook fireplaces and wood burning stoves installed. The dining room leads to an inner hallway giving access to the study, cloakroom, and kitchen/breakfast room newly fitted with a bespoke range of units and an integrated double oven and hob.

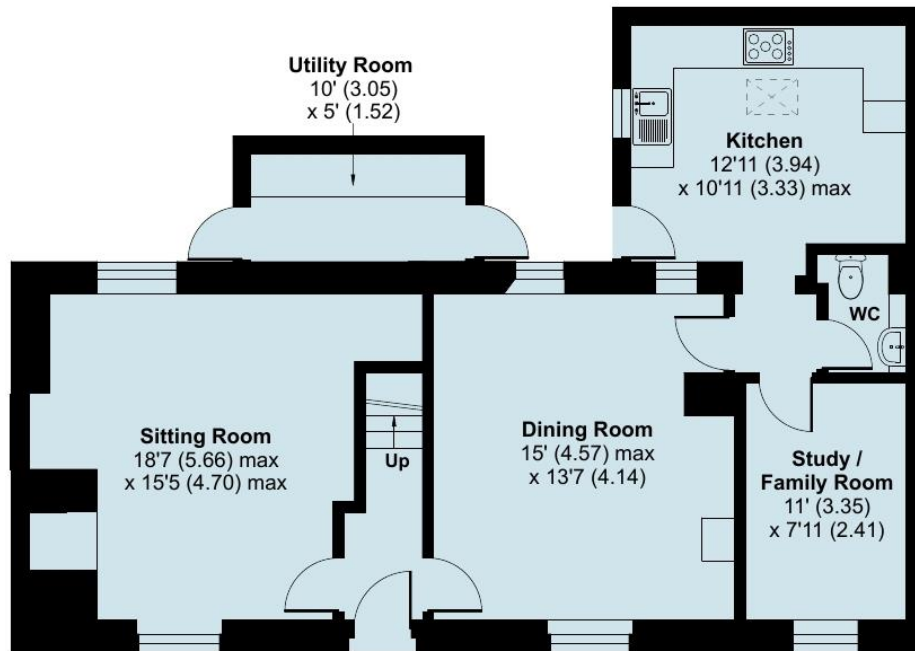
First Floor

The high ceilings continue on this floor; the main bedroom has built in cupboards, there is another bedroom and a family bathroom. Finally, a 'Jack & Jill' shower room leads to the third bedroom.

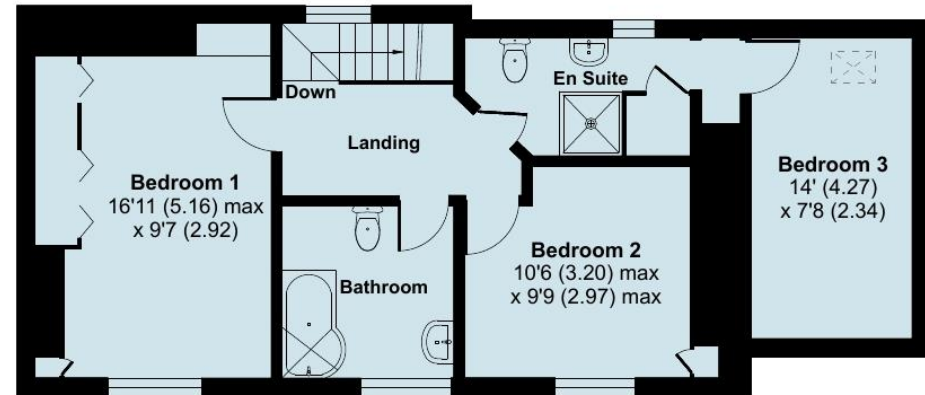
High Street, Whittlebury, Towcester, NN12

Approximate Area = 1488 sq ft / 138.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1088018



Outside

The property sits in the centre of the village and is approached by a footpath leading to the front door. To the front of the property, the cottage garden is mostly laid to lawn with borders filled with mature shrubs and plants. To the rear of the property is an enclosed gravelled courtyard area and a brick-built store.



A delightful, detached stone built Grade II Listed three bedroom cottage





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 – E

EPC

This property is Grade II listed therefore EPC information is not required.



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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