



Yew Tree Cottage, 3 High Street, Silverstone, Northamptonshire, NN12 8US

HOWKINS &
HARRISON

Yew Tree Cottage,
3 High Street, Silverstone,
Northamptonshire, NN12 8US

Guide Price: £400,000

A charming stone-built character cottage with three bedrooms and a wealth of character features located in the renowned village of Silverstone. The property benefits from three reception rooms offering flexible living space, a cellar and utility area and a private courtyard garden with a single garage and further sheltered parking.

Features

- Offered with no onward chain
- Characterful cottage
- Stone-built
- Three reception rooms
- Three double bedrooms
- Shower room and bathroom
- Cellar utility room
- Courtyard garden
- Single garage
- Separate parking area
- EPC 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 golf at Silverstone and Whittlebury Park, 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

The front door opens into the sitting room with an oak beamed ceiling and an inglenook fireplace with a coal effect gas burning stove. A door leads to stairs down to the cellar and utility area, and a further door to the inner hallway, ground floor bedroom and shower room. The dining room is open plan into the kitchen and the family room. From the family room, French doors open onto a secluded courtyard garden.

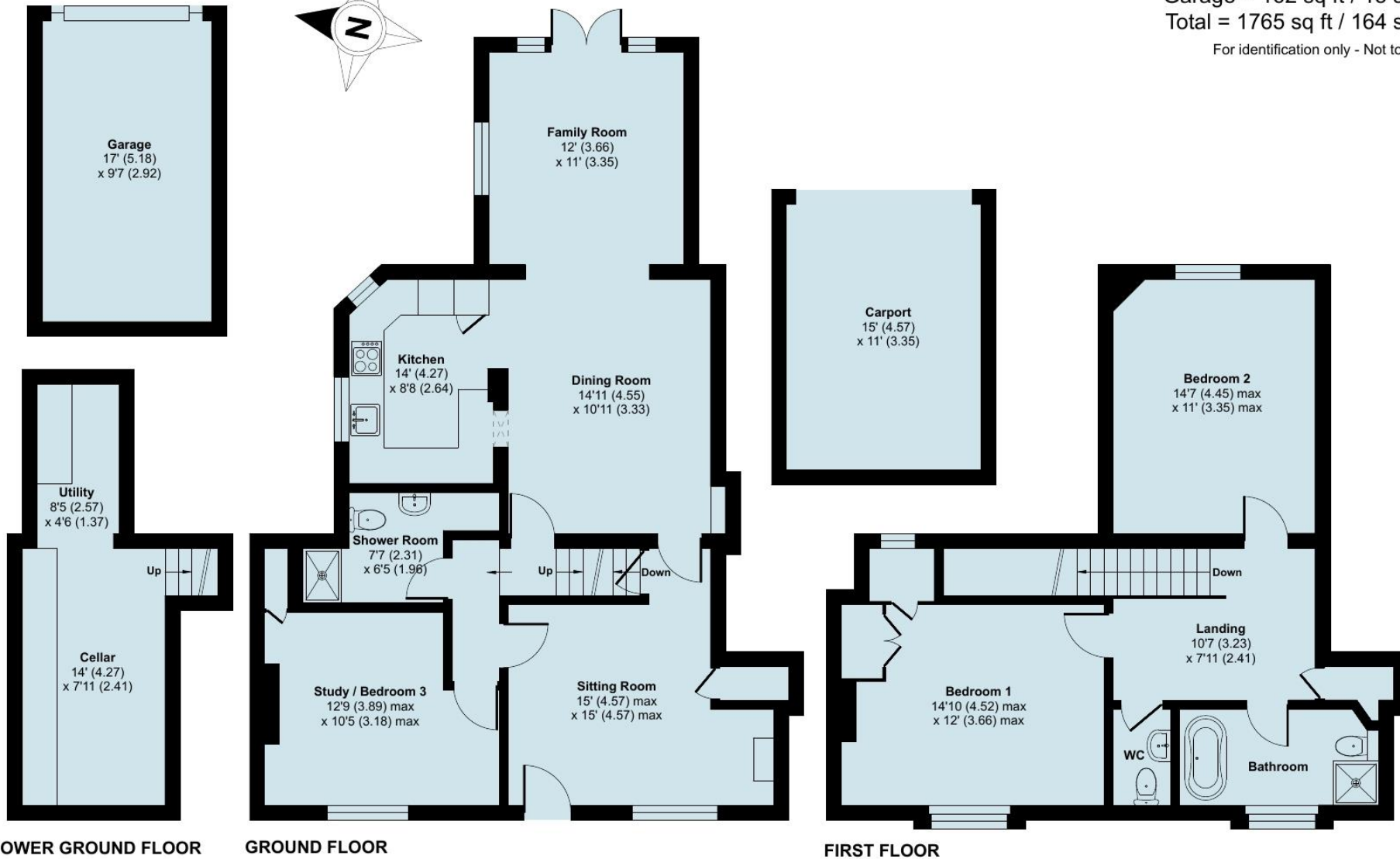
High Street, Silverstone, Towcester, NN12

Approximate Area = 1603 sq ft / 149 sq m (excludes carport)

Garage = 162 sq ft / 15 sq m

Total = 1765 sq ft / 164 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). © nitchecom 2023. Produced for Howkins & Harrison. REF: 947403



First Floor

Spacious landing, two large double bedrooms and a family bathroom.



Outside

Fully enclosed by timber fencing, paved with climbing plants. Pedestrian side gate providing access to parking area and to the single garage which has power connected.





Viewing

Strictly by prior appointment via the selling agents.
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.

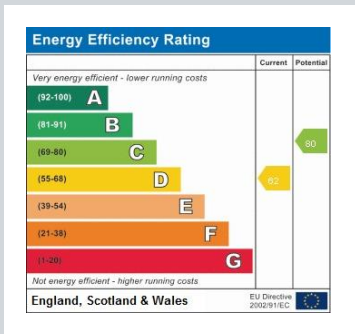
Services

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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