



Gayton House, High Street, Paulerspury, Northamptonshire, NN12 7NA

HOWKINS &
HARRISON

Gayton House,
High Street, Paulerspury,
Northamptonshire, NN12 7NA

Guide Price: £500,000

This beautifully presented, detached four bedroom property is located within the sought after village of Paulerspury. Gayton House benefits from four bedrooms, a spacious kitchen/family room and two further reception rooms. The property occupies a generous plot offering parking for several vehicles. There are well-tended gardens both to the front and rear with stunning views from the rear garden over open countryside.

Features

- Detached property
- Two reception rooms
- Kitchen/family room
- Three double bedrooms
- One single bedroom
- Family bathroom
- Countryside views
- Single garage
- Parking for several vehicles
- Energy rating D



Location

The picturesque village of Paulerspury lies approximately 3 miles south of the market town of Towcester and 10 miles north of Milton Keynes along the A5 road. The village has a primary school with pre-school, recreation ground with play equipment, doctors' surgery, church, village hall and public house. A petrol station with Budgens mini supermarket is situated at the junction of Grays Lane on the A5.

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 55 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.



Ground Floor

The entrance hall leads to a cloakroom, spacious bright sitting room complete with a marble effect fireplace, and a dining room providing access to the rear garden. A sizeable kitchen/family area is situated at the far end of the entrance hall, complete with a bespoke range of fitted solid oak units under granite work surfaces. The kitchen also benefits from access to the single garage.

First Floor

Accessed by stairs from the entrance hall, the first-floor benefits from a spacious master bedroom complete with fitted wardrobes and an en-suite, two further double bedrooms and one single bedroom, all with fitted wardrobes. There is a large family bathroom.

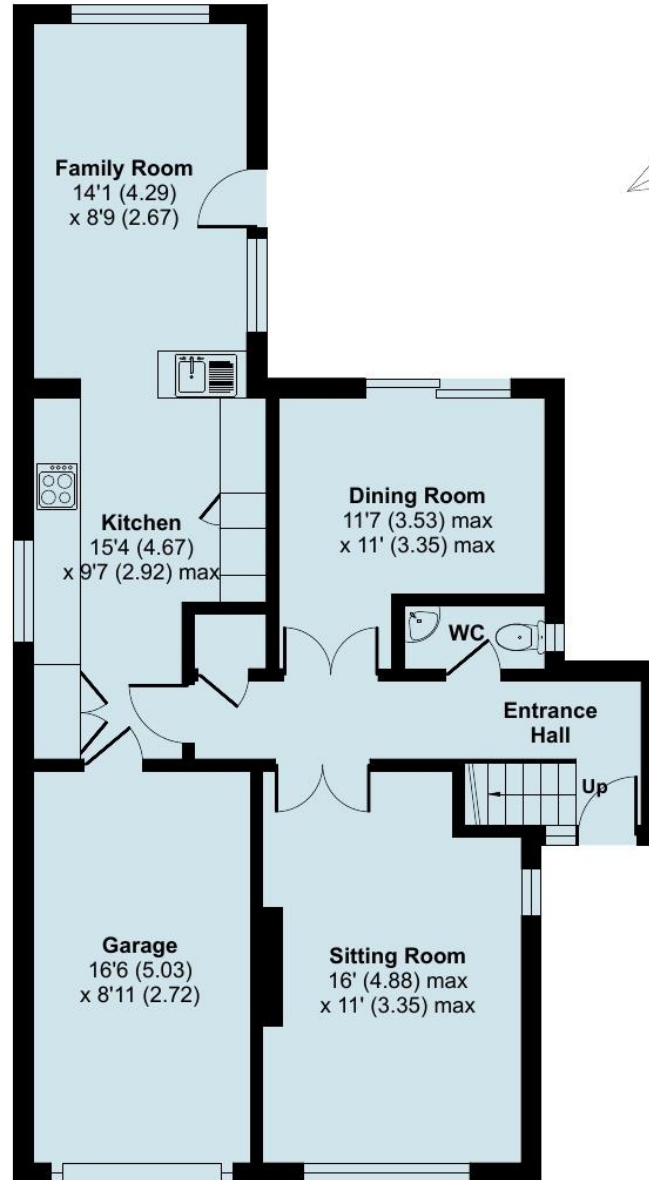
Paulerspury, Towcester, NN12

Approximate Area = 1433 sq ft / 133.1 sq m

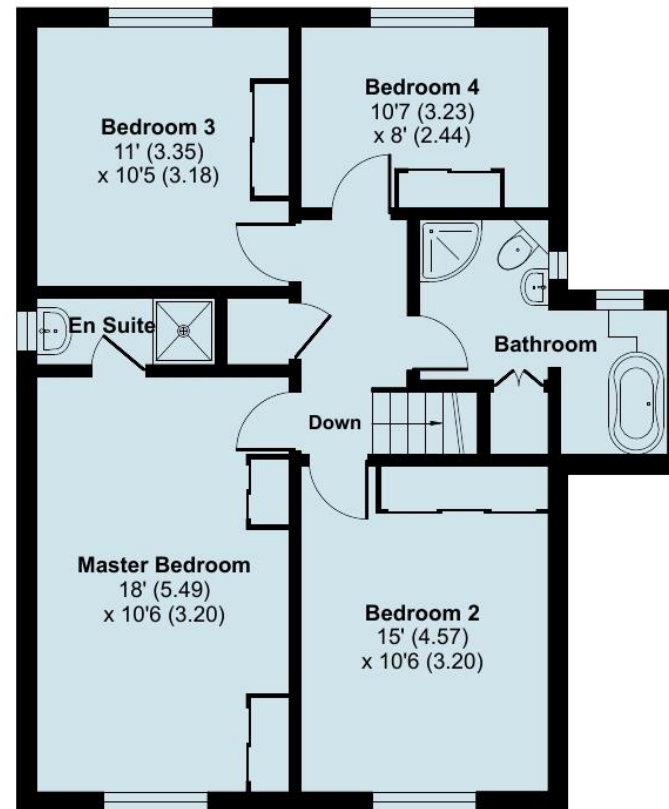
Garage = 154 sq ft / 14.3 sq m

Total = 1587 sq ft / 147.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Outside

Occupying a generous plot, the property is approached by a block paved driveway offering parking for several vehicles. The remainder of the front garden is laid to lawn with mature borders containing shrubs and mature trees.

To the rear of the property is an Indian sandstone patio seating area leading on to the generous lawned area. There are well-tended borders with a good selection of flowers, mature shrubs and trees. At the far end of the garden is a selection of fruit trees and a vegetable plot. The garden enjoys uninterrupted views over open countryside and is enclosed on all sides. There is a useful timber storage shed.

This beautifully presented, detached four bedroom property is located within the sought-after village of Paulerspury.





Viewing Arrangements

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 – F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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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