



Havelock House, 12 High Street, Potterspury, Northamptonshire, NN12 7PQ

HOWKINS &
HARRISON

Havelock House,
12 High Street, Potterspur,
Northamptonshire, NN12 7PQ

Guide Price: £620,000

This delightful double fronted red brick house is believed to date back to the late 1700's with later Victorian additions. Well located in the village of Potterspur, the property has been sympathetically updated and improved by its current owners yet retains many of its original features. Full of character and charm, Havelock House offers flexible family accommodation including four bedrooms and two bathrooms, sitting room, family room, kitchen/dining room and an enclosed landscaped rear garden complete with an office pod.

Features

- Character property
- Sought after village location
- Flexible family accommodation
- Master bedroom en-suite
- Three further bedrooms and family bathroom
- Sitting room and family room
- Kitchen/dining room
- Cloakroom
- Landscaped rear garden with office pod
- Energy rating D



Location

The village of Potterspury is just off the A5 approximately six miles south of the market town of Towcester and one mile north of the vibrant town of Stony Stratford. It has a thriving village shop/post office, two public houses and a sports and social club. The 'outstanding' highly rated John Hellins primary school is in the village. Secondary education is available in nearby Deanshanger.

The A5 offers easy access to Milton Keynes and train station with approximately 30 minutes travelling time to London Euston. There is good access to the M1 motorway at junction 15a and also to the M40.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, 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

Entrance hall, sitting room with a multi-fuel stove and original parquet flooring, family room with a woodburning stove, cloakroom, kitchen/dining room with a range of fitted units with integrated appliances including fridge/freezer, dishwasher, washing machine, tumble dryer and a range cooker. French doors lead from the kitchen to the garden.

First Floor

The master bedroom is en-suite and has a traditional feature fireplace, bedroom two has a range of fitted wardrobes, there are two further bedrooms, and a stunning family bathroom.

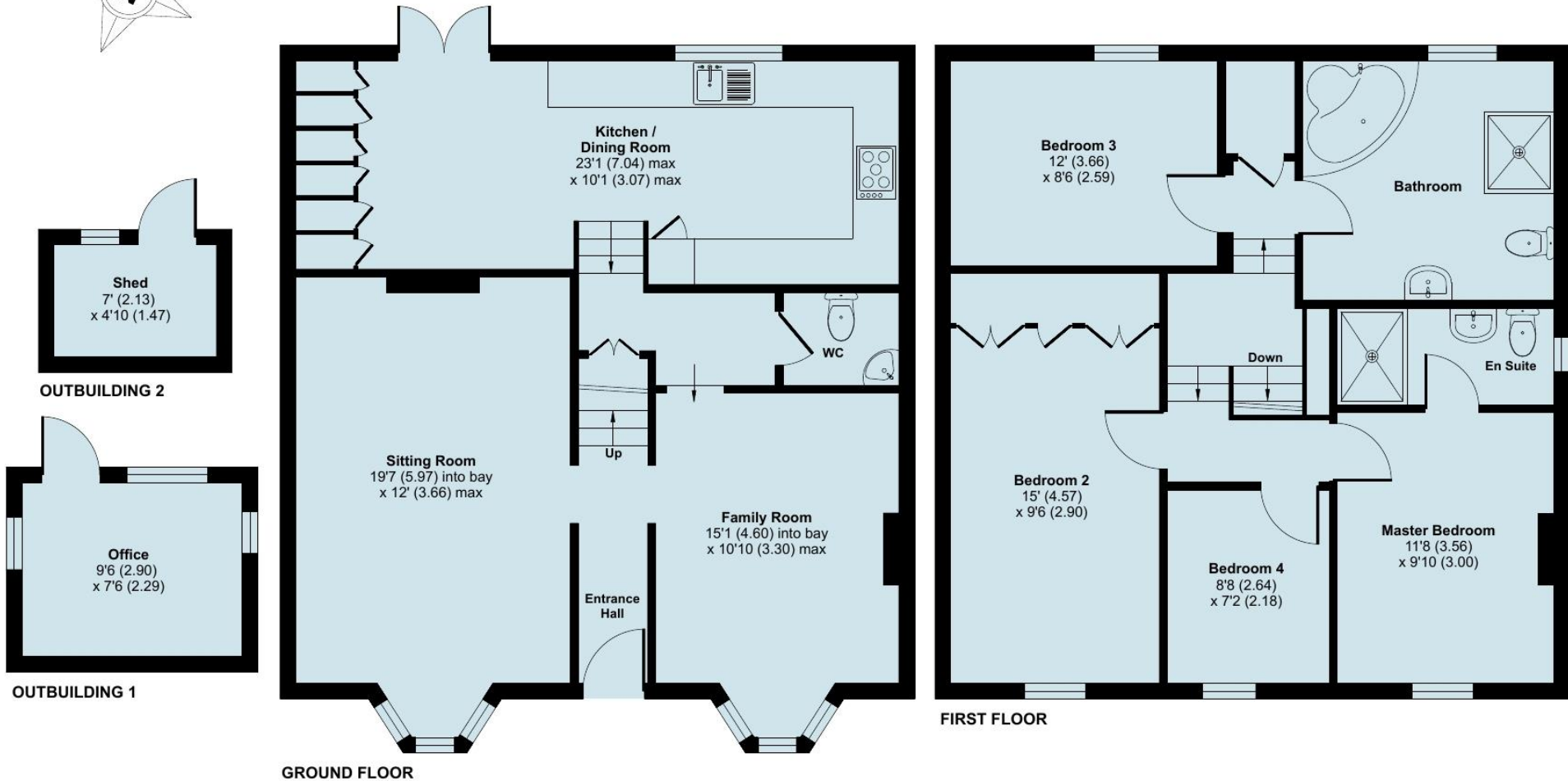
High Street, Potterspurvy, Towcester, NN12

Approximate Area = 1412 sq ft / 131.1 sq m

Outbuildings = 105 sq ft / 9.7 sq m

Total = 1517 sq ft / 140.8 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 2024. Produced for Howkins & Harrison. REF: 1095004



Outside

The property sits on the High Street within easy walking distance of the centre of the village. To the side of the property are gates leading to a narrow driveway and on to the garden.

To the rear of the property, the landscaped garden is enclosed on all sides with a lawn, a gravelled seating area that leads to the office pod and with raised beds and mature borders filled with a variety of shrubs.



A delightful double fronted red brick four bedroom, two bathroom house





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.

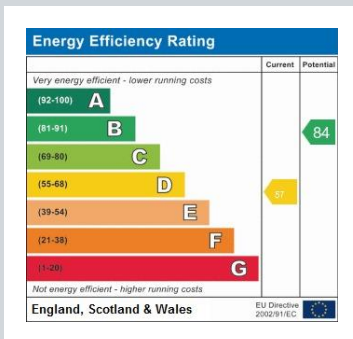
Services

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 - D



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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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