



Kestrels, Main Street, Woodend, Towcester, Northamptonshire, NN12 8RX

HOWKINS &
HARRISON

The Kestrels, Main Street,
Woodend, Towcester,
Northamptonshire, NN12 8RX

Guide Price: £650,000

Set in the delightful hamlet of Woodend, approximately six miles west of the bustling town of Towcester, this detached property enjoys stunning views over open countryside. Presented in excellent condition throughout, the property offers five bedrooms, two bathrooms, a kitchen/breakfast room, sitting dining room, conservatory, a detached double garage and ample driveway parking.

Features

- Detached property
- Master bedroom en-suite
- Four further bedrooms
- Family bathroom
- Kitchen/breakfast room
- Utility room and cloakroom
- Sitting/dining room
- Conservatory
- Gardens & detached double garage
- Energy rating E



Location

Woodend is a small village in the district of South Northamptonshire. It is some six miles due west of the town of Towcester and was originally a hamlet in the parish of Blakesley until 1866, when it became a parish in its own right. Close by are the villages of Blakesley and Bradden, with Blakesley offering a village shop and post office, primary school, village hall and public house.

The market towns of Towcester, Banbury and Bicester are within easy striking distance and with good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43. There is quick and easy access to London and Birmingham from stations at Banbury (London Marylebone 57 minutes) and Milton Keynes (London Euston 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, cloakroom, live-in-kitchen/breakfast room with a range of fitted units with an integrated dishwasher and range style cooker and an island/breakfast bar. From the utility room, a door leads to the garden. This double aspect sitting/dining room has French doors that open into the conservatory which enjoys stunning views over open countryside.

First Floor

The spacious master bedroom has a range of fitted wardrobes and an en-suite. There are four further bedrooms and a family bathroom.

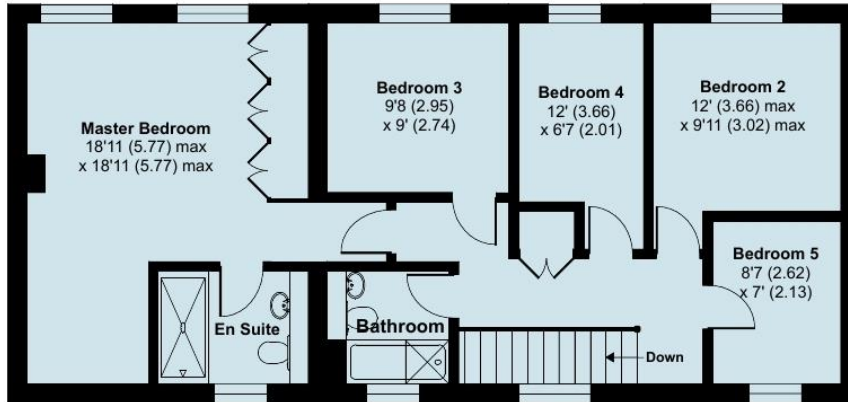
Main Street, Woodend, Towcester, NN12

Approximate Area = 2121 sq ft / 197 sq m

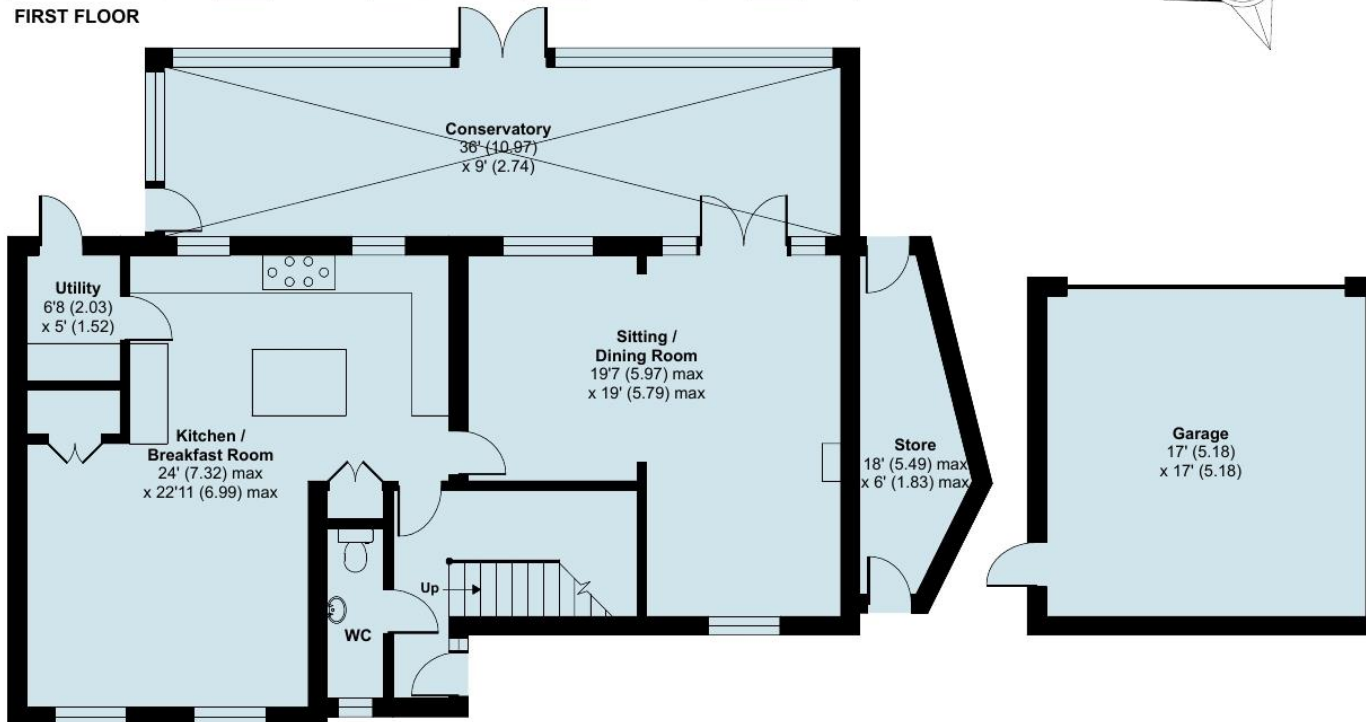
Garage = 289 sq ft / 26.8 sq m

Total = 2410 sq ft / 223.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1107181



Outside

The property is approached via electric gates onto a block paved drive offering ample parking and leading to the detached double garage and to the front door. A courtesy door leads an outside store, and in turn, to the rear garden. An electric car charging point is installed.

To the rear of the property, the landscaped garden is mostly laid to lawn with raised beds and a patio positioned to benefit from the stunning views.



Detached five bedroom property with stunning views over open countryside





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.

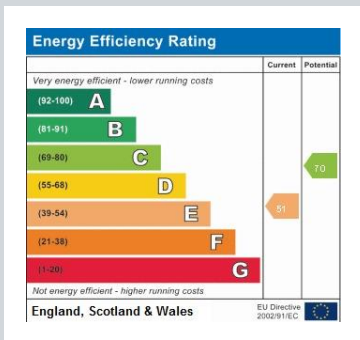
Services

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



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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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