



2 Buckingham Road, Silverstone, Northamptonshire, NN12 8TJ

HOWKINS &
HARRISON

2 Buckingham Road,
Silverstone,
Northamptonshire, NN12 8TJ

Guide Price: £725,000

Conveniently situated in the sought after village of Silverstone, this newly built, stunning and individually designed detached property has been finished to the highest standard. Offering flexible accommodation with three/four bedrooms, in addition to an enclosed garden, ample driveway parking and a single garage with electric car charging point.

Features

- Detached individual new build property
- Three/four bedrooms
- Two bathrooms,
- Sitting room
- Kitchen/dining room with bi-fold doors
- Utility room & cloakroom
- Air source heat pump
- Enclosed garden
- Garage and ample driveway parking
- Energy rating TBC



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 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

Spacious entrance hall with porcelain tiles that lead through into the kitchen/dining room and utility room. The kitchen has a bespoke range of units with integrated appliances including a fridge/freezer, dishwasher and an induction range style cooker under quartz worksurfaces. From the kitchen/dining room, bi-fold doors open onto the outside entertaining area/patio. A sitting room (ready for a wood burner to be installed), family room/bedroom four and a cloakroom complete the ground floor.

First Floor

The master bedroom is ensuite and there are two further generous double bedrooms and a family bathroom. The stairs and bedrooms are carpeted, with central heating via radiators.

Outside

The property is approached over a gravel driveway offering ample parking and leading to the single garage with electric door, and car charge point installed. A pathway leads to the front door. The remaining front garden is low maintenance, and a side gate leads to the rear of the property. To the rear of the property is a large sandstone patio/entertaining area, with the remainder of the garden laid to lawn with some mature shrubs. A courtesy door leads into the garage.

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. Air source heat pump

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - TBC

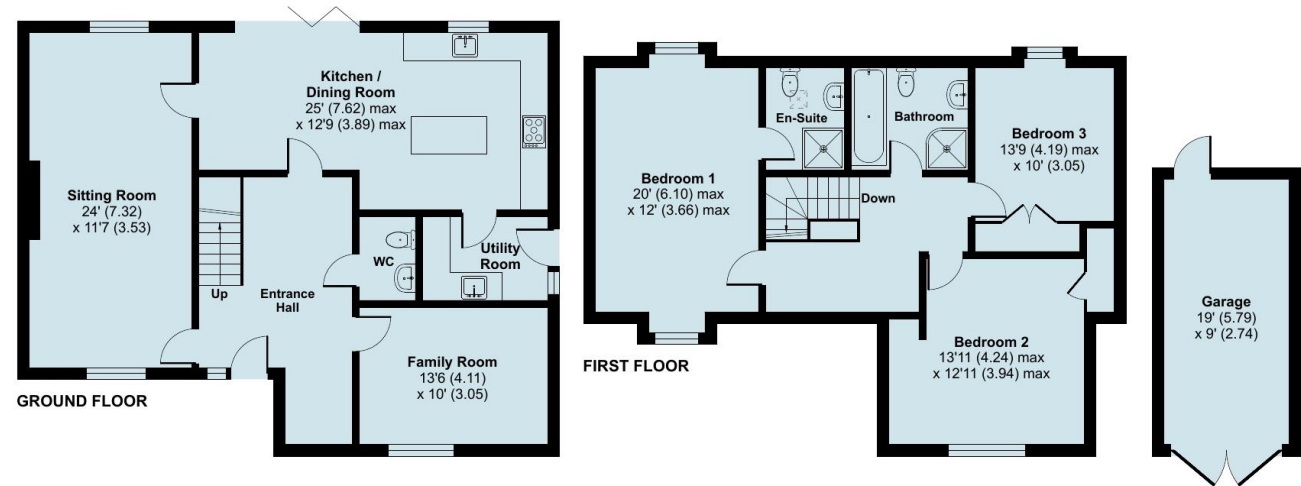
Buckingham Road, Towcester, NN12

Approximate Area = 1791 sq ft / 166.4 sq m

Garage = 171 sq ft / 15.9 sq m

Total = 1962 sq ft / 182.3 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). © nchecon 2024. Produced for Howkins & Harrison. REF: 1091856

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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