



The Beeches, 5 High Street, Wappenham, Northamptonshire. NN12 8SN

HOWKINS &  
HARRISON



The Beeches, 5 High Street,  
Wappenham,  
Northamptonshire.  
NN12 8SN

Guide Price: £825,000

A beautiful and substantial period home, offering practical, spacious, versatile accommodation over two floors, combined with large, landscaped gardens, plentiful parking, double carport and a coach house. The well-appointed accommodation extends to sitting room, dining room, conservatory, study, kitchen/breakfast room, cloakroom, bootroom, utility, four bedrooms and three bathrooms. Built of stone under a slate roof, the accommodation extends to over 2,200 sq ft and provides for a comfortable family home.

### Features

- Beautiful Period Property
- Four bedrooms & three bathrooms
- Four reception rooms
- Kitchen / breakfast room with AGA
- Bootroom, Utility & WC
- Double Car-Port & Store
- Two Storey Coach House
- Plentiful, gated, off-road parking
- Mature landscaped gardens with open aspect to the rear
- Energy rating - F



## Location

The highly regarded village of Wappenham is located about 5 miles south-west of the market town of Towcester and about 15 miles south west of the county town of Northampton.

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 30 minutes and 50 minutes respectively.

Nearby primary schools are found in Syresham, Blakesley and Silverstone with Towcester having both primary and secondary schools.

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

Steps and a storm porch open to the central hallway with WC, leading to the sitting room with wood-burning stove, opening into the dining room with impressive conservatory beyond, connecting with the garden. From the hallway is the study, leading to the beautiful kitchen/breakfast room which is comprehensively fitted, boasting an imposing Inglenook fireplace with large, inset electric AGA (available by separate negotiation). There is a useful bootroom and adjacent utility room. Two sets of stairs, one from the hallway, and one from the kitchen, lead to the first floor.

## First Floor

The master bedroom has its only private staircase from the kitchen and enjoys an en-suite shower room. There are three further double bedrooms, and two large bathrooms.



# High Street, Wappenham, Towcester, NN12

Approximate Area = 2221 sq ft / 206.3 sq m

Coach House = 618 sq ft / 57.4 sq m

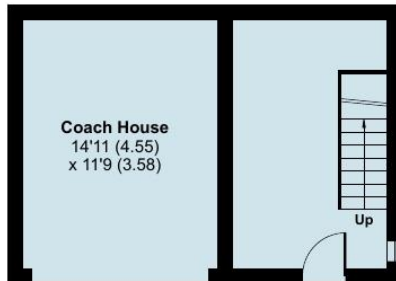
Outbuilding = 189 sq ft / 17.5 sq m (excludes carport)

Total = 3028 sq ft / 281.3 sq m

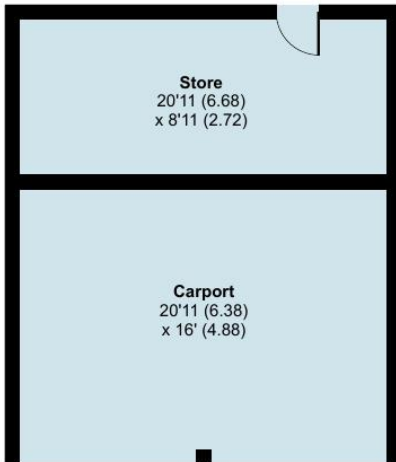
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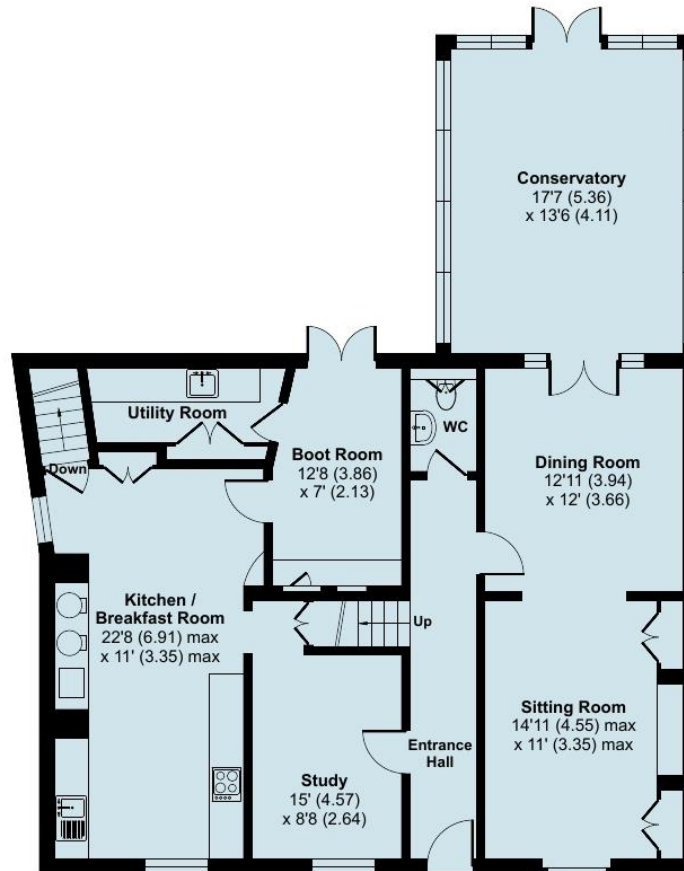
COACH HOUSE FIRST FLOOR



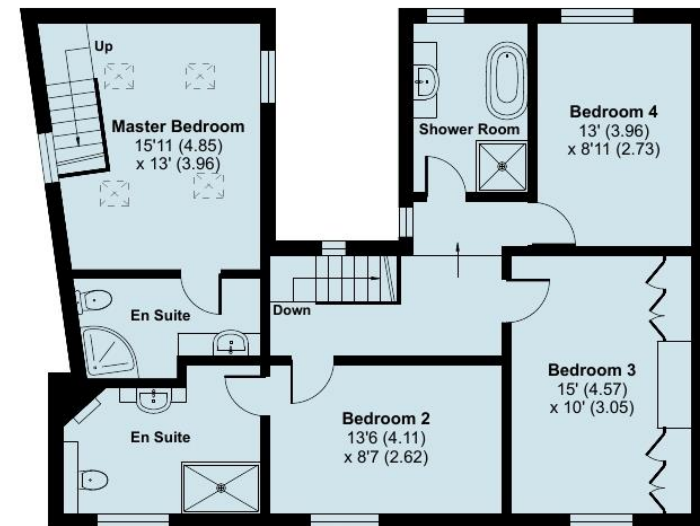
COACH HOUSE GROUND FLOOR



OUTBUILDING



GROUND FLOOR



FIRST 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: 1116990





## Outside

Double electric gates open onto an expanse of driveway providing parking for several cars, with additional covered parking available in the double car port and open fronted coach house. There is a large, private patio area to the rear of the car port / store, with an expanse of flat lawn and mature planting. The two storey coach house provides a great opportunity as a home office, studio, or annexe.

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## 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.

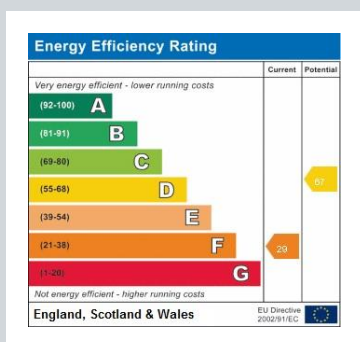
## Services

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 fired boiler.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band - E



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.

## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
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