



The Hawthorns, 4 Manor Farm Close, Litchborough, Northamptonshire, NN12 8JW

HOWKINS &
HARRISON

The Hawthorns,
4 Manor Farm Close,
Litchborough, Northamptonshire
NN12 8JW

Guide Price: £780,000

Presented in excellent condition throughout, this stunning, detached family home is well located within the sought after village of Litchborough. The beautifully appointed accommodation extends to approximately 2,579 sq ft, to include entrance hallway, cloakroom, sitting room, study, spacious 'live-in' kitchen/dining room, utility room, master bedroom with en-suite, bedroom two with en-suite, three further bedrooms and a family bathroom. There are gardens to the front and rear of the property, a double garage and driveway parking.

Features

- Detached family home
- Master bedroom with en-suite
- Bedroom two en-suite
- Further three bedrooms and family bathroom
- Stunning 'live-in' kitchen/dining room and utility room
- Sitting room
- Study
- Well maintained gardens
- Double garage and ample off-road parking
- Energy rating C



Location

The village of Litchborough lies approximately 1 mile west of the A5 on the former B4525 Northampton to Banbury Road. Towcester is approximately 5 miles away, Northampton 10 miles and Milton Keynes 22 miles. There is good access to the A43, M1 and M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 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.

The village has a new village hall providing a superb amenity for the village and a children's park. Nearby primary schools are found in Blakesley, Pattishall, Bugbrooke and Greens Norton with Towcester having both primary and secondary schools. Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.



Ground Floor

The spacious entrance hall opens to a cloakroom, sitting room complete with a log burner and French doors, study, and the stunning, kitchen/dining/living room, complete with an island and a range of integrated appliances. There are French doors leading to the garden, and a separate utility room.

First Floor

The master bedroom has a well appointed en-suite, as does bedroom two, with three further bedrooms and a family bathroom. All five bedrooms benefit from fitted wardrobes.

Manor Farm Close, Litchborough, Towcester, NN12

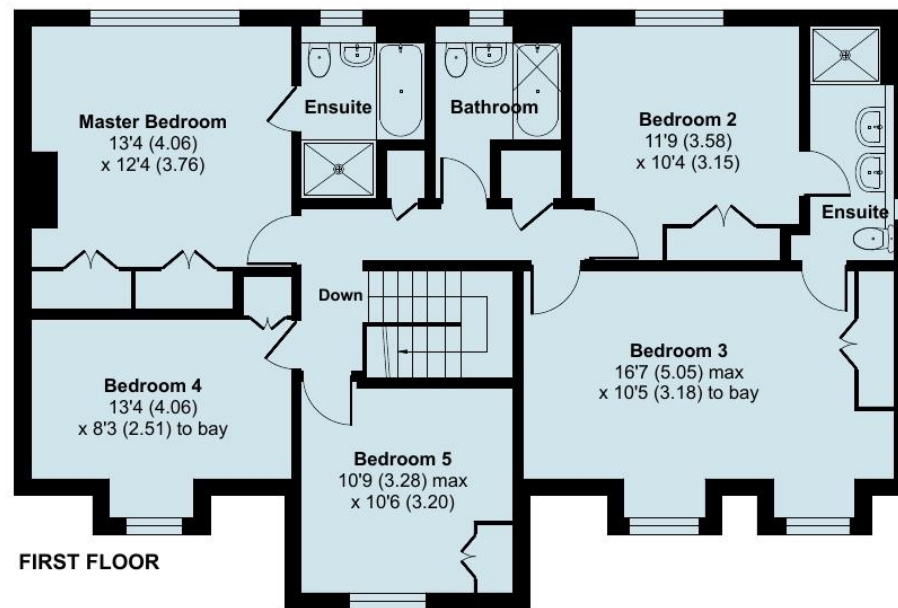
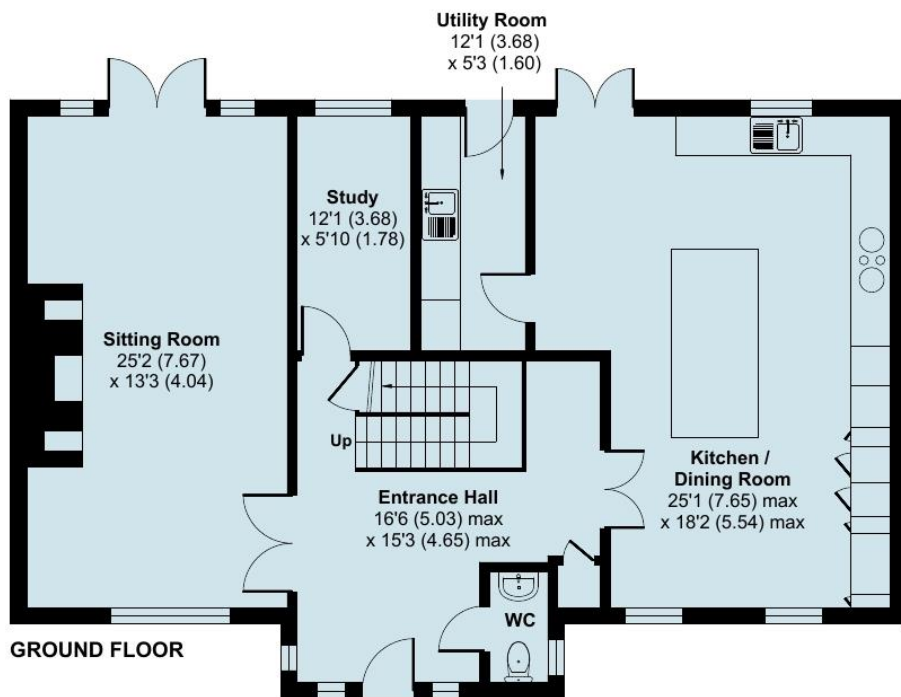
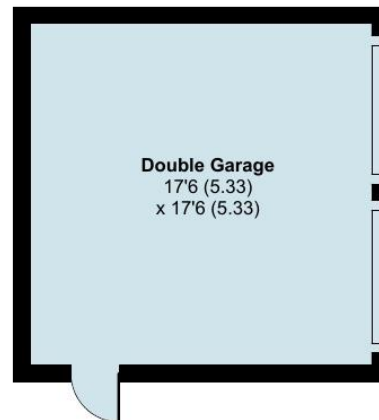


Approximate Area = 2273 sq ft / 211.1 sq m

Garage = 306 sq ft / 28.4 sq m

Total = 2579 sq ft / 239.5 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: 1111581



Outside

The property is approached by a block paved driveway, providing ample off-road parking and access to the double garage. The well-tended front garden is mostly laid to lawn, with a path leading to the front door. There is a courtesy gate to the rear, west facing garden, which is fully enclosed and mostly laid to lawn, complete with patio space and a pergola.



Located within the sought after village of Litchborough this beautifully appointed home offers flexible living with gardens to the front and rear of the property, a double garage and driveway parking





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

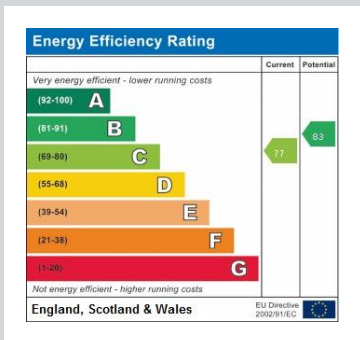
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: LPG gas, mains 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, LPG gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000
Council Tax Band - G



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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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