



7 Brackley Road, Silverstone, Northamptonshire, NN12 8UA

HOWKINS &  
HARRISON

7 Brackley Road, Silverstone,  
Northamptonshire, NN12 8UA

Guide Price: £725,000

A stunning newly built four-bedroom family home providing spacious and flexible accommodation, finished to a very high standard and within easy walking distance of the village amenities. The accommodation comprises entrance hall, cloakroom, study, sitting room, dining room, large kitchen/breakfast room and utility room, en-suite master bedroom, three further bedrooms and a family bathroom. There is ample driveway parking and a single garage.

### Features

- Newly built property
- Master bedroom en-suite
- Three further bedrooms
- Family bathroom
- Sitting room
- Large kitchen/breakfast room
- Dining room
- Cloakroom
- Utility room
- Landscaped garden
- Single garage
- Ample driveway parking
- Electric gate entrance
- Electric vehicle charging point
- Built in solar panels in roof
- Pressure cylinder for water
- Energy rating C



## 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, study, sitting room with wood burner, boot room, cloakroom, large kitchen/breakfast room leading to the dining room and utility room. The kitchen has a range of integrated Smeg appliances, Quooker tap and bifold doors with integrated blinds leading into the garden.





## First Floor

Master bedroom with en-suite and fitted wardrobes, two further double bedrooms (one with fitted wardrobes), a single bedroom and family bathroom.



## Outside

The property is approached via a block paved driveway which provides ample parking and a porch leading to the front door. To the side are electric gates onto the driveway which provides further parking, access to the single garage and an electric vehicle charging point.

To the rear the garden is landscaped and mostly laid to lawn with a porcelain paved area for outdoor dining.





## Viewing

Strictly by prior appointment via the selling agents.  
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.

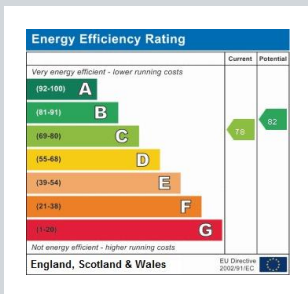
## Services

The following services are connected to this property:  
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, and drainage services. Heating is by electric Rointe radiators via solar panels and backed up by mains. There are two batteries in the loft to store energy from the solar panels.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band - F



## Howkins & Harrison

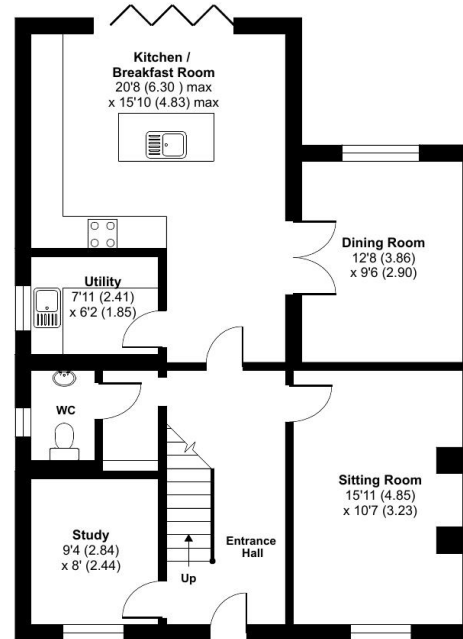
98a Watling Street, Towcester, Northamptonshire NN12 6BT

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  
Instagram HowkinsLLP

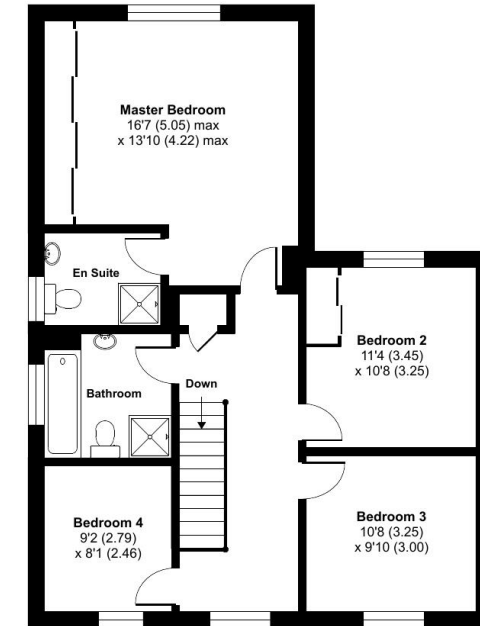
## Brackley Road, Silverstone, Towcester, NN12

Approximate Area = 1756 sq ft / 163.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2022. Produced for Howkins & Harrison. REF: 859080

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.



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.