



Sylvan Cottage, Pimlico, Brackley, Northamptonshire, NN13  
5TN

HOWKINS &  
HARRISON



# Sylvan Cottage, Pimlico, Brackley, Northamptonshire, NN13 5TN

Guide Price: £975,000

A beautiful, detached period property enjoying a large, versatile, three acre plot with gardens adjacent to the property and paddocks beyond. Ideal as an Equestrian property, or a multitude of uses, the easily accessible land is level and enclosed, benefitting from stabling, tack room and hay store. The double garage has been converted to a superb home office. Situated within a few miles of Silverstone Circuit the property offers plentiful parking. Whilst already substantial, Sylvan Cottage offers great potential for extension and remodelling, subject to the necessary consents. The situation is rural yet Junction 10 of the M40 is just a few minutes away for simple commuting.

## Features

- Detached period cottage constructed of local stone
- Two reception rooms
- Large "live-in" kitchen, utility & WC
- Master bedroom with en-suite
- Two further double bedrooms & family bathroom
- Plentiful driveway parking
- Superb home office
- Three acres in total; paddocks ideal for equestrian use
- Professional dressage arena, stabling, tack room & hay store
- Rural yet convenient location
- Energy rating D





## Location

Pimlico is a hamlet located approximately 9 miles south of the market town of Towcester and 5 miles north of Brackley and is adjacent to the villages of Syresham and Silverstone. The highly regarded village of 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. The village of Syresham offers a primary school, pocket park, village Hall, post office and a public house.

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, Silverstone and Woburn, sailing at Caldecote 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

A large reception hall provides access to the cosy sitting room, study and large, comprehensively fitted "live-in" kitchen with ample dining and sitting space. To the side is a boot room/utility with WC off. This end of the house opens to the large patio area, with covered loggia, and offers great scope for extension, subject to the relevant permissions.

## First Floor

The character filled first floor comprises a master bedroom with en-suite, there are two further double bedrooms and a family bathroom.

## Home Office

Also constructed of stone under a slate roof, this is a great multi-functional space, perfect as a home office, gym, workroom or hobby room.

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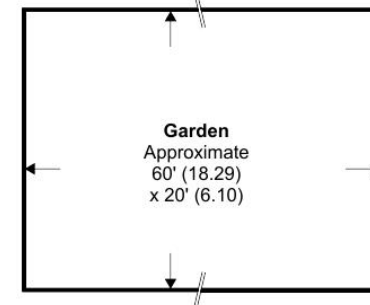
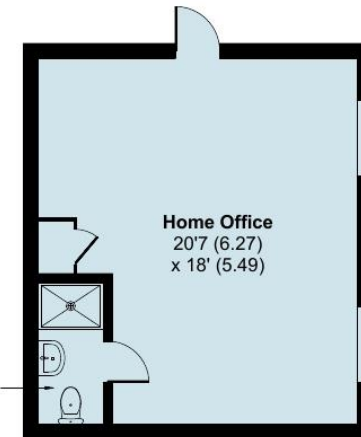
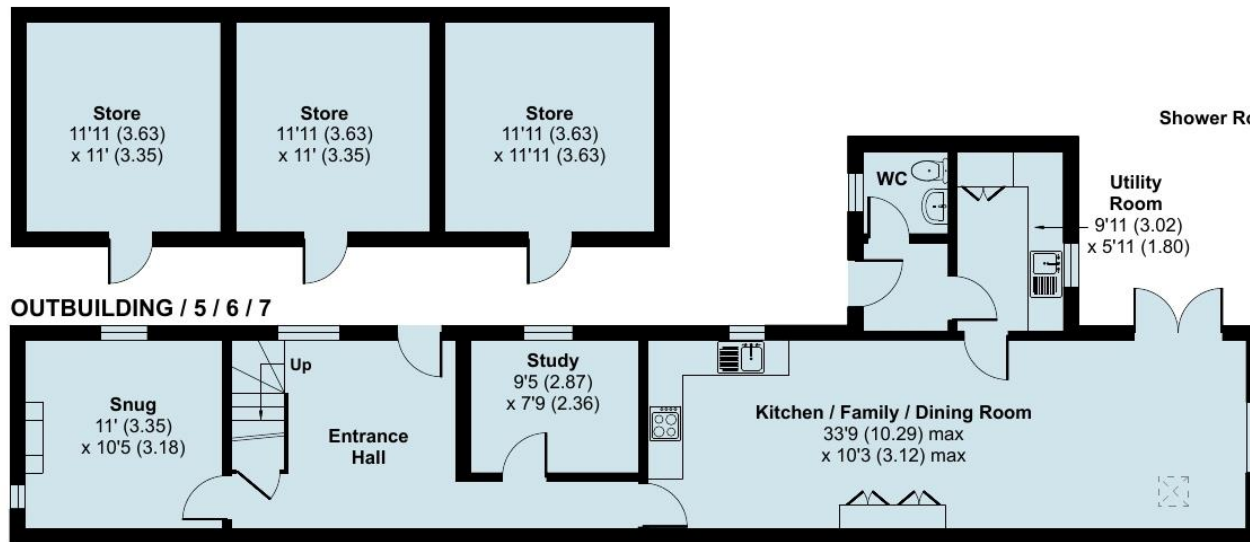
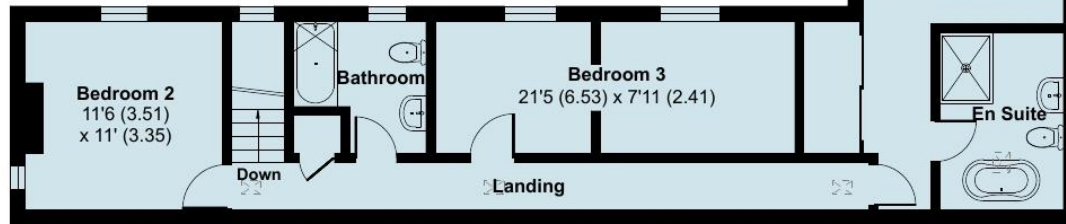
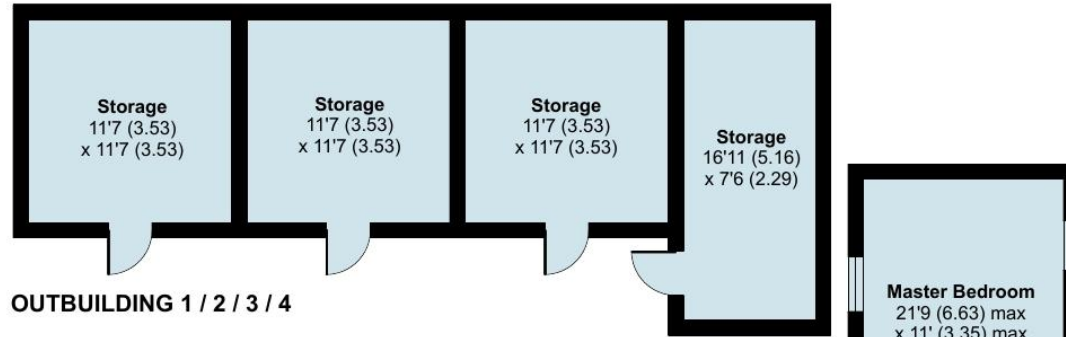
Approximate Area = 1604 sq ft / 149 sq m

Annex = 372 sq ft / 34.5 sq m

Outbuildings = 924 sq ft / 85.8 sq m

Total = 2900 sq ft / 269.3 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). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1073962







## Outside

Situated in a no-through road, Sylvan Cottage has plentiful, gravelled, off road parking behind a five-bar gate. The gardens are lawned with a large outside terrace ideal for al-fresco dining, plus a covered loggia. Pedestrian & vehicular access leads into the first of two paddocks, with a recently installed full size professional dressage arena with a flexi-ride low maintenance surface, and a bespoke stable yard with 3 stables and a tack room. The far paddock contains 2 field shelters on metal skids and is fully enclosed by post and rail fencing. Beyond the furthest boundary is mature woodland creating a wonderful rural idyll with access to a bridle path. The plot measures three acres in total and offers great scope for a multiple of uses.









## 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.

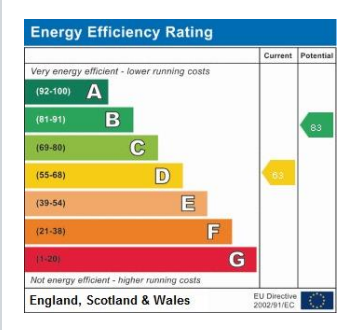
## Services

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.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band - D



## 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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