



3 Sayers Close, Silverstone, Northamptonshire, NN12 8TZ

HOWKINS &
HARRISON

3 Sayers Close, Silverstone,
Northamptonshire
NN12 8TZ

Guide Price: £625,000

This stunning individually designed detached stone property is set in a quiet no-through road in the sought-after village of Silverstone. Boasting an en-suite master bedroom, three further bedrooms and a family bathroom along with a spacious kitchen opening into a conservatory, dining room, sitting room, gardens and a detached garage, the property is presented in excellent condition throughout.

Features

- Detached individually designed property
- Master bedroom en-suite
- Three further bedrooms
- Family bathroom
- Kitchen & conservatory
- Dining room
- Sitting room
- Enclosed gardens
- Single garage & parking
- Energy rating D



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, cloakroom, sitting room with an inglenook style fireplace and open fire and with French doors opening onto the garden, kitchen with a range of fitted units including an integrated oven and hob and a utility area with a door leading to the garden; the kitchen opens into the conservatory and there is a dining room currently used as a playroom.

First Floor

The master bedroom has fitted wardrobes and an en-suite, and there are three further bedrooms and a family bathroom.

Sayers Close, Silverstone, Towcester, NN12

Approximate Area = 1546 sq ft / 143.6 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1718 sq ft / 159.5 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: 1137333



Outside

The property sits in a small gravel drive cul-de-sac in a quiet position in the popular village of Silverstone. The property is approached by a paved path leading to the front door with gravel and mature shrubs and trees to the side. The gravelled driveway offers tandem parking for several cars leading to the single detached garage and site gated access to the rear garden. To the rear of the property, the south easterly facing garden is mostly laid to lawn with mature trees, shrubs and well stocked borders with a patio seating area and a more private gravelled seating area.



Stunning individually designed detached stone property set in a quiet no-through road in the sought-after village of Silverstone.





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.

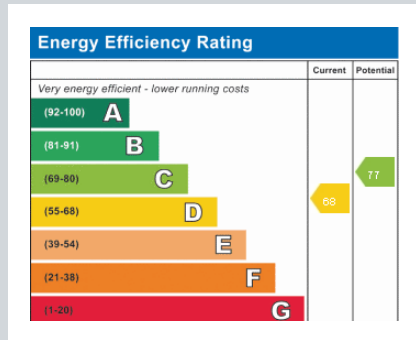
Services

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

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - F



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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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