



World's End, 3 Park Close, Whittlebury, Northamptonshire, NN12 8XE

HOWKINS &
HARRISON

World's End, 3 Park Close,
Whittlebury, Northamptonshire,
NN12 8XE

Guide Price: £850,000

Secluded in its location, yet within easy walking distance of the village of Whittlebury, this detached property occupies an enviable corner plot within the sought-after Lodge Park area. Offering spacious single-story accommodation, the property boasts a master bedroom with en-suite, bedroom two with en-suite, three further bedrooms with a shower room, in addition to a sitting room, dining room, kitchen with separate utility room, and a conservatory. The property sits on a substantial plot, with a garage, carport and ample parking.

Features

- Detached property
- Corner plot with ample parking, garage and carport
- Master bedroom en-suite
- Bedroom two en-suite
- Three further bedrooms and family bathroom
- Sitting room and conservatory
- Dining room
- Kitchen with utility room
- Substantial plot
- Energy rating C



Location

The village of Whittlebury, with its Hotel, Spa & Golf Course, farm shop and café, primary school and village pub lies approximately 4 miles from the market town of Towcester.

There is good access to the main arterial roads including M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes.

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

Spacious entrance hall, sitting room, conservatory with double glazed roof, dining room, leading to the kitchen with a separate utility room. The master bedroom has an en-suite and a useful storage room with plumbing for a washing machine, bedroom two with an en-suite, and three further bedrooms and a shower room.





Outside

The property sits in an enviable position within Park Close, occupying a corner plot which is approached by a gravel driveway, offering ample parking and access to the garage (including a workshop) and carport. The west facing garden is fully enclosed, mostly laid to lawn with mature shrubs and trees, multiple fruit trees, raised vegetable plots, and a patio seating area.

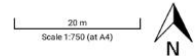
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Land App



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Secluded in its location close to
Whittlebury.

Corner plot single storey accommodation
with 5 bedrooms and 2 ensuite.

A substantial plot, with a garage, carport
and ample 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.

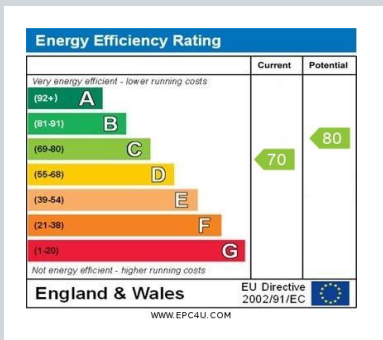
Services

The following services are connected to this property: 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



Park Close, NN12

Approximate Area = 1848 sq ft / 171.7 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 2026 sq ft / 188.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©midwicon 2024. Produced for Howkins & Harrison. REF: 1147453

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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.