



15 Lodge Park, Whittlebury, Northamptonshire, NN12 8XG

HOWKINS &  
HARRISON

15 Lodge Park, Whittlebury,  
Northamptonshire,  
NN12 8XG

Guide Price: £800,000

Set in an imposing position in a sought-after location within the popular village of Whittlebury, this detached property is well presented throughout. Occupying a large corner plot and enjoying a double garage and ample driveway parking, the property offers a master bedroom with en-suite and balcony overlooking the garden, three further bedrooms and a family bathroom, in addition to two reception rooms, a study and a kitchen and utility room. Due to the size of the plot the property offers great opportunity for extension (subject to the relevant planning consents).

#### Features

- Detached property
- Corner plot with ample parking & double garage
- Master bedroom en-suite with balcony
- Three further bedrooms & family bathroom
- Sitting room
- Dining room
- Study
- Kitchen & utility room
- Gardens
- Energy rating D



## 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

Entrance hall, study, cloakroom, dining room with double doors opening into the sitting room. The sitting room is also accessed from the entrance hall and enjoys patio doors leading into the garden. The kitchen has a range of fitted units with an integrated oven and hob and leads into the utility room.

## First Floor

The master bedroom has an en-suite and patio doors leading onto a balcony that overlooks the garden. There are three further bedrooms and a family bathroom.

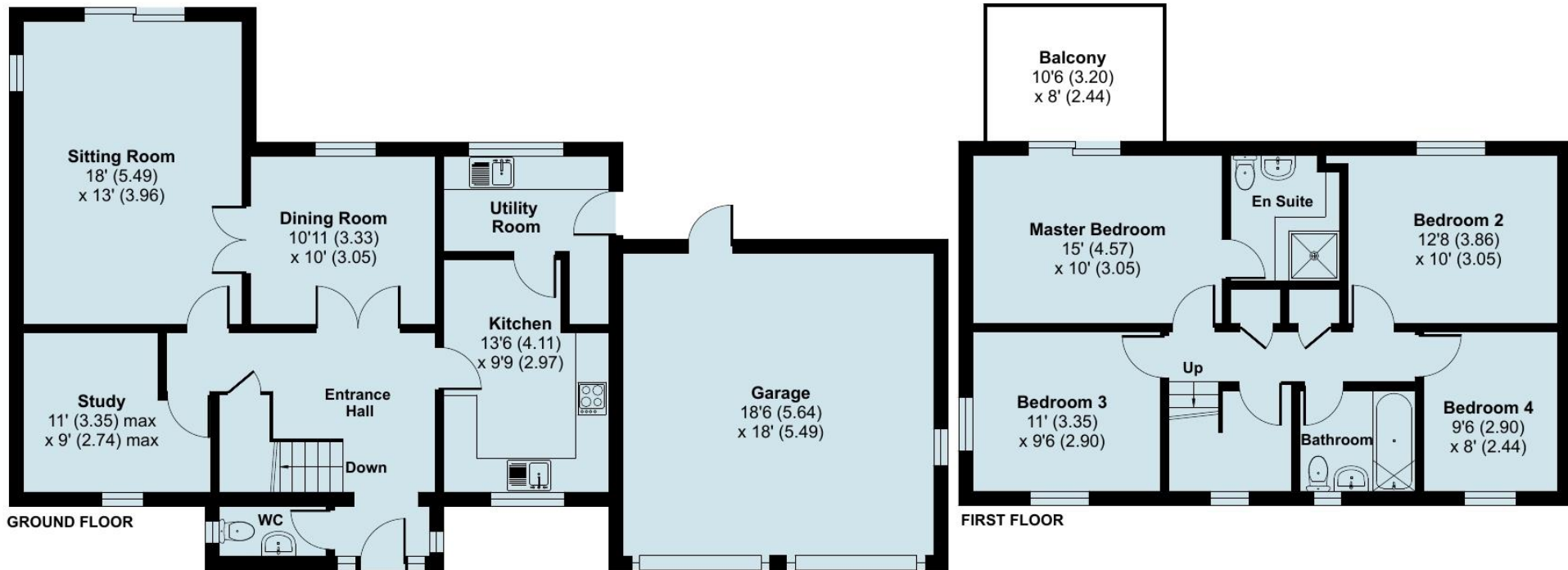
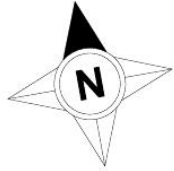
# Lodge Park, Whittlebury, Towcester, NN12

Approximate Area = 1546 sq ft / 143.6 sq m

Garage = 333 sq ft / 30.9 sq m

Total = 1879 sq ft / 174.5 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: 1128919



## Outside

The property sits in an imposing position on a large corner plot and is approached via a gravelled driveway offering ample parking and leading to the double garage. A courtesy gate leads to the rear garden.

To the rear of the property, the garden is enclosed on all sides. Mostly laid to lawn, there is a patio seating area and borders planted with mature trees and shrubs.



This detached property is well presented throughout, occupies a large corner plot and offers a double garage and ample 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.

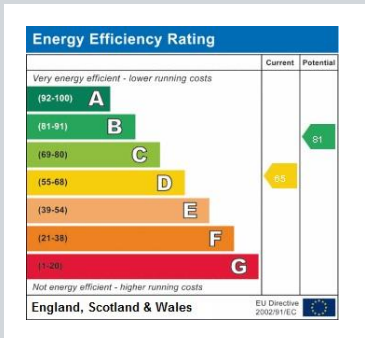
## Services

The following services are connected to this property: electricity, water and drainage. Oil fed boiler. 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. Note: gas is available in the village.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band - G



## 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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