



Rowan House, 31 Bradden Road, Greens Norton, Northamptonshire, NN12 8BS

HOWKINS &
HARRISON

Rowan House, 31 Bradden Road,
Greens Norton, Northamptonshire
NN12 8BS

Guide Price: £775,000

This individually designed property set in a plot of approximately one third of an acre, occupies an enviable position on the edge of the sought-after village of Greens Norton. The property enjoys stunning views over paddocks and open countryside. Presented in good condition and offered with no onward chain, the property offers spacious flexible family accommodation including five bedrooms, a large kitchen/breakfast room, separate dining room, study, sitting room, conservatory and provides ample driveway parking.

Features

- Detached property
- Plot of approximately one third of an acre
- No onward chain
- Spacious flexible accommodation
- Five bedrooms
- Two bathrooms
- Kitchen/breakfast room
- Utility room
- Study
- Ample driveway parking
- South-easterly facing garden
- Energy rating C



Location

The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby at the nearby Towcester Rugby Club, golf at Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone!



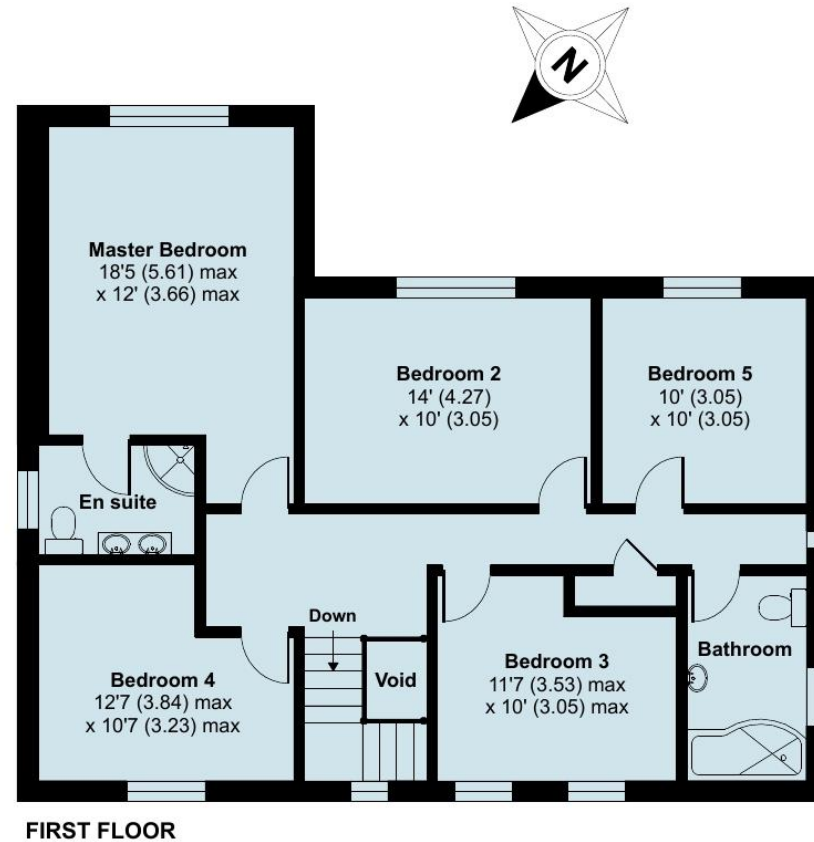
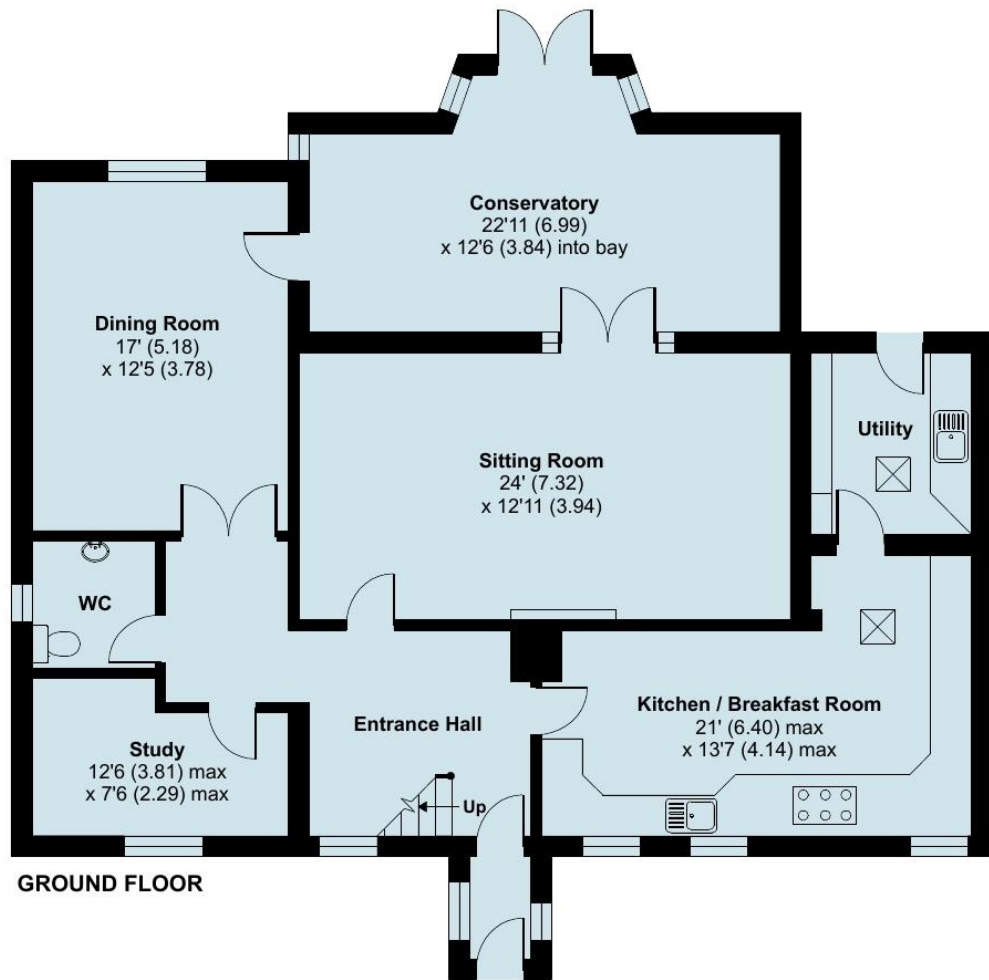
Ground Floor

Approached via a porch leading to the entrance hall with doors leading off to the study, cloakroom, dining room, sitting room with double doors opening into the conservatory. From the conservatory, French doors open onto steps leading down to the patio and garden. The large kitchen/breakfast room has a range of fitted units, an integrated dishwasher and a range cooker, and leads to the utility room with a door to the garden.

Bradden Road, Greens Norton, Towcester, NN1

Total = 2440 sq ft / 226.7 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Howkins & Harrison. REF: 865329



First Floor

Four large double bedrooms, master bedroom with en-suite and a further family bathroom.



Outside

The property is on the edge of the desirable village of Greens Norton and is approached by a block paved driveway offering ample parking. To the rear the garden is mostly laid to lawn with a large patio area for outdoor dining. The garden is south easterly facing and enjoys views over paddocks and open countryside.





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.

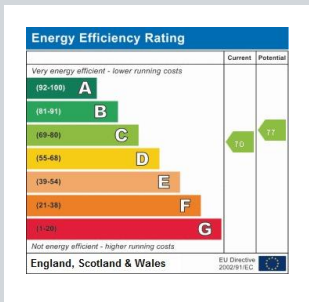
Services

The following services are connected to this property: 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 - G



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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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