



8 The Old Woodyard, Silverstone, Northamptonshire, NN12  
8DH

HOWKINS &  
HARRISON



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Silverstone,  
Northamptonshire, NN12 8DH

Guide Price: £400,000

Situated within The Old Woodyard, this semi-detached property offers spacious family accommodation set within walking distance of the many amenities in the sought-after village of Silverstone. Set over three floors, the property benefits from an open plan kitchen/dining/living room, cloakroom, four spacious bedrooms, including one en-suite, and two further bathrooms. Outside, there is off-road parking, and a west facing rear garden.

#### Features

- Village location
- Semi-detached
- Open plan kitchen/living/dining room
- Master bedroom with an en-suite
- Three further bedrooms
- Two bathrooms
- Enclosed, west facing garden
- Off-road parking
- Energy rating C



## 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 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

The entrance hall has a cloakroom and access to the kitchen/dining/living room, with patio doors which open onto the rear garden.

## First Floor

Master bedroom with fitted wardrobes and an en-suite, bedroom two, and a family bathroom.

## Second Floor

Two bedrooms, one of which is currently used as an office, and a family bathroom.











## Outside

The property is approached by a driveway offering parking for two cars.

To the rear of the property, the west facing garden is mostly laid to lawn, with raised flower beds, a patio and decked seating area, plus a useful garden shed.



A semi detached, spacious family home set in the popular village of Silverstone, with off road parking and garden.







## 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 warrantied 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 - E

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 87        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 75                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| www.epc4u.com                               |   |                         |           |

## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

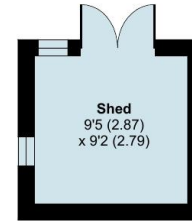
Telephone 01327 353575  
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 Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
 Facebook HowkinsandHarrison  
 Twitter HowkinsLLP  
 Instagram HowkinsLLP



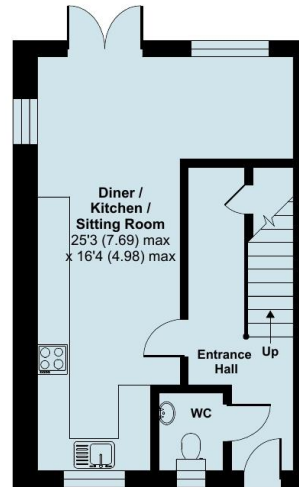
## The Old Woodyard, Silverstone, Towcester, NN12

Approximate Area = 1137 sq ft / 105.6 sq m  
 Limited Use Area(s) = 38 sq ft / 3.5 sq m  
 Shed = 87 sq ft / 8.1 sq m  
 Total = 1262 sq ft / 117.2 sq m

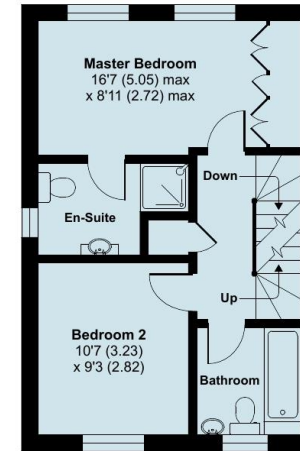
For identification only - Not to scale



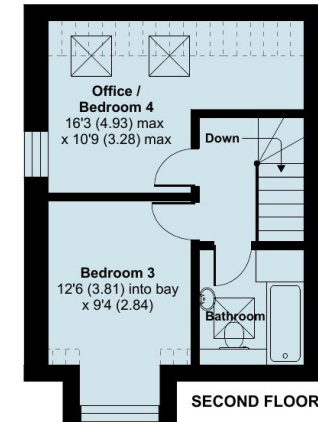
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Howkins & Harrison. REF: 1166785

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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