



38 High Street, Paulerspury, Towcester, Northamptonshire, NN12 7NA

HOWKINS &  
HARRISON

38 High Street, Paulerspury,  
Towcester, NN12 7NA

Guide Price: £315,000

This charming, period cottage located within the sought-after village of Paulerspury enjoys many period features and currently benefits from two bedrooms, two reception rooms and a kitchen/dining room, complemented by large cottage gardens backing onto farmland.

#### Features

- Character period cottage
- Village location
- Two reception rooms
- Kitchen/dining room
- Two bedrooms
- Bathroom
- Gas to radiator central heating
- Opportunity to develop and extend.
- Extensive cottage garden
- Backing onto farmland
- Energy rating E



## Location

The picturesque village of Paulerspury lies approximately 3 miles south of the market town of Towcester and 10 miles north of Milton Keynes along the A5 road. The village has a primary school with pre-school, recreation ground with play equipment, doctors' surgery, church, village hall and public house. A petrol station with Budgens mini-supermarket is situated at the junction of Grays Lane on the A5.

There is good access to the M1 motorway at junction 15a, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 55 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.

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36 and 38 High Street, Paulerspury,  
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Produced on Sep 4, 2024.

## Ground Floor

The front door leads into the first reception room which links to both the kitchen/dining room and the second reception room, both with feature fireplaces. From the kitchen/dining room is a further door opening out onto the garden.





## First Floor

Two large bedrooms, large storage room and family bathroom.

## Outside

This property is situated within the sought-after village of Paulerspury, and the pretty cottage garden has a vegetable plot and several mature flower beds and shrubs. Garden shed, greenhouse and brick built former privy.

## Agents Note

No.36 & No.38 are in the same ownership, with the bare site of No.36 being a former garage / workshop. It is therefore an opportunity to buy both properties.





## 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.

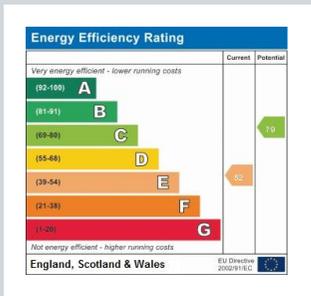
## Services

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

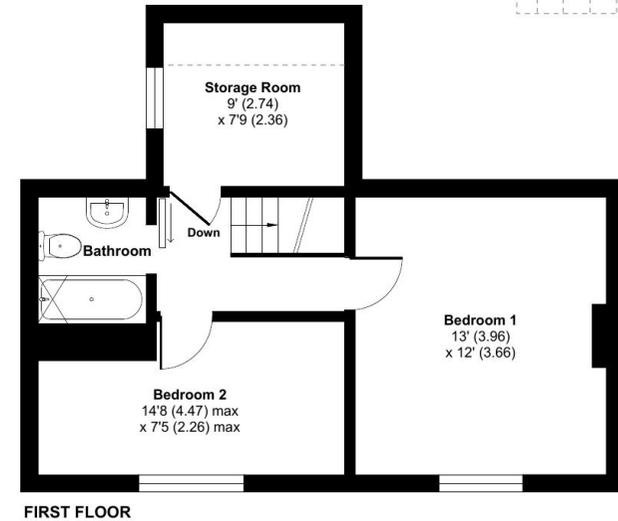
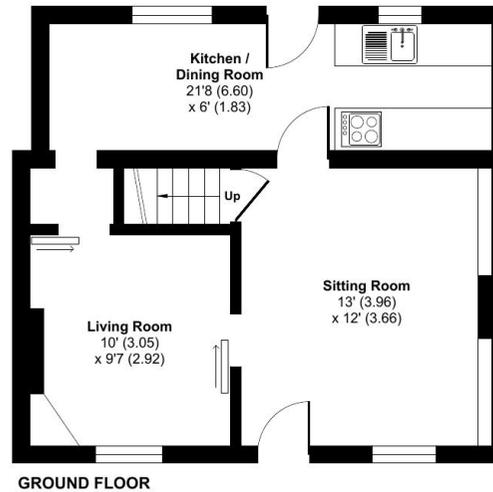
## Council Tax Band - C



## High Street, Paulerspury, Towcester, NN12

Approximate Area = 847 sq ft / 78.6 sq m  
Limited Use Area(s) = 17 sq ft / 1.5 sq m  
Total = 864 sq ft / 80.2 sq m  
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Howkins & Harrison. REF: 839327

## 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.