



Cuttle Mill Bank Cottage, Watling Street Paulerspury,
Towcester, Northamptonshire, NN12 6LF

HOWKINS &
HARRISON

Cuttle Mill Bank Cottage,
Watling Street Paulerspury,
Towcester, Northamptonshire,
NN12 6LF

Guide Price: £1,000,000

A beautiful, detached, period property, in a private location between Towcester and Paulerspury, occupying a generous plot of just under one acre. The immaculate accommodation comprises entrance hall, sitting room, dining room, study, large kitchen / dining room, utility / boot room, cloakroom, master bedroom with en-suite and dressing room, guest bedroom with dressing room and en-suite, two further bedrooms and family bathroom. There is extensive parking, a large double garage, car port, and extensive gardens.

Features

- Character, detached, Period property
- Private, non-estate location
- Sitting room, dining room & study
- Kitchen / dining room
- Boot room, utility & cloakroom
- Two en-suite bedrooms
- Two further bedrooms & family bathroom
- Extensive driveway parking/Double garage plus car port



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.



Ground Floor

The entrance hall opens to the sitting room and dining room, which leads on to the study and through into the large kitchen / dining room, utility, boot room and cloakroom. The back of the house offers great opportunity for further extension, subject to the relevant permission.

First Floor

There is a master bedroom with dressing room and en-suite, the guest bedroom also boasts a dressing room and en-suite, with two further bedrooms and a family bathroom.





Outside

The unique location between Towcester & Paulerspury offers a high degree of privacy, with plentiful driveway parking and access to the large double garage and further car port. There is a lawned front garden, and extensive lawned gardens to the side and rear, in all the plot is approximately 0.9 acres.

Agents Note

We are led to believe there is an historic Development Uplift Clause, (Overage) on the North-Western portion of the ground, more details to be supplied as they become available.

A beautiful, detached, 4 bedroomed period property, in a private location between Towcester and Paulerspury, occupying a generous plot of just under one acre. Extensive gardens, parking, double garage, and car port.



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Land App



Produced on 04/12/2016
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0m 10m 20m
North Arrow





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.

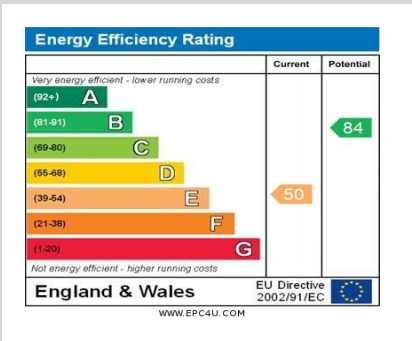
Services

The following services are connected to this property: electricity, water and drainage. 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.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - F



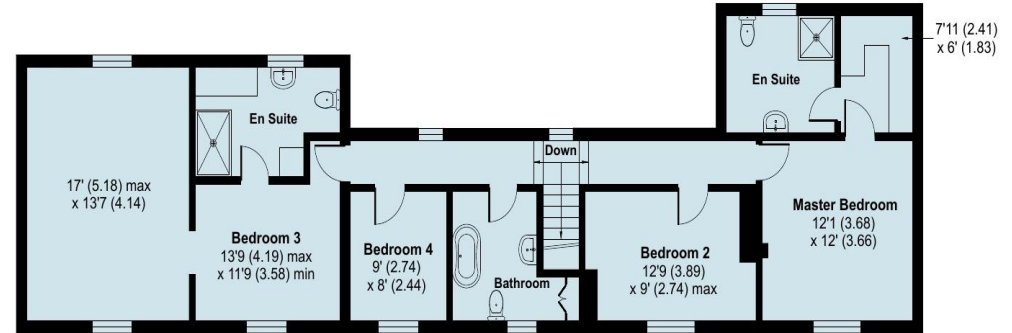
Watling Street, Paulerspury, Towcester, NN12

Approximate Area = 2243 sq ft / 208.3 sq m (excludes carport)

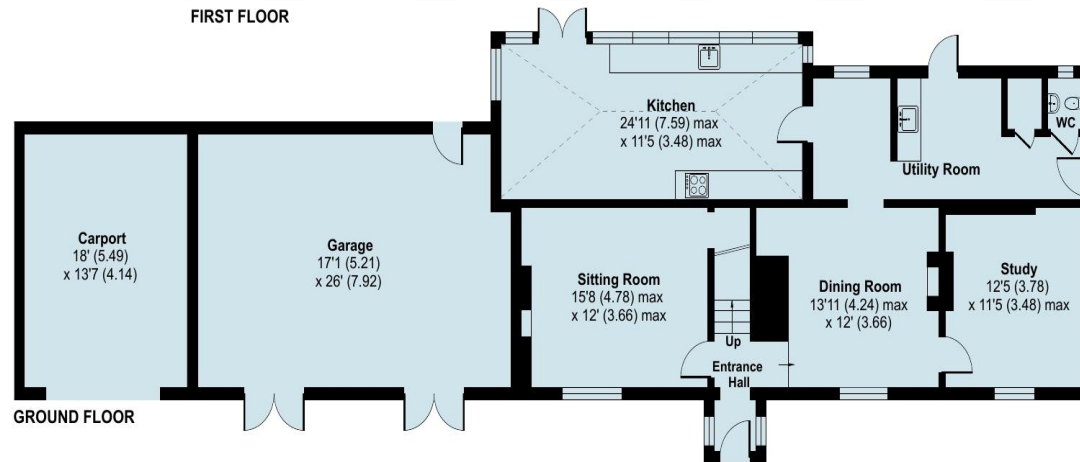
Garage = 442 sq ft / 41 sq m

Total = 2685 sq ft / 249.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Howkins & Harrison. REF: 1159250

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.