



5 Barn Yard, Silverstone, Northamptonshire, NN12 8WT

HOWKINS &  
HARRISON



5 Barn Yard, Silverstone,  
Northamptonshire, NN12 8WT

Guide Price: £650,000

Presented in excellent condition throughout, this substantial, detached property is situated within the sought after Silverstone Leys development. Built by Bovis Homes to their Winchester design, the property boasts five double bedrooms, three bathrooms, stunning open plan kitchen/dining room, utility/cloakroom, sitting room, snug and study. Outside, there is a landscaped garden with farmland beyond, a double garage and ample off-road parking.

#### Features

- Built by Bovis Homes in 2020
- Detached property
- Five double bedrooms
- Three bathrooms
- Kitchen/dining room
- Utility/cloakroom
- Sitting room, snug and study
- Landscaped garden
- Double garage and ample off-road parking
- Energy rating B



## 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 Towcesters 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 with storage cupboard, stunning kitchen/dining room with a range of fitted units, quartz worktop, Bosch appliances and bi-folding doors. Further rooms to include sitting room, with feature marble surround electric fireplace and bi-folding doors, utility/cloakroom, study, and snug.

## First Floor

Master bedroom with fitted wardrobes and en-suite, bedroom two with en-suite, three further double bedrooms (including fitted wardrobes in bedroom five) and four-piece family bathroom.











## Outside

Situated within the sought-after Silverstone Leys development, the property is approached by a footpath with gardens either side. There is driveway parking for numerous vehicles, and a double garage. A courtesy gate leads to the rear garden.

To the rear of the property, the westerly facing garden has been landscaped, to include a large patio seating area, artificial grass and a useful gravelled storage area to the rear of the garage.

Presented in excellent condition throughout with five bedrooms, three bathrooms, stunning open plan kitchen/dining room, utility/cloakroom, sitting room, snug and study. Outside, there is a landscaped garden with farmland beyond, a double garage and ample off-road 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: 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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		92
A		
(81-91)	85	
B		
(69-80)		
C		
(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

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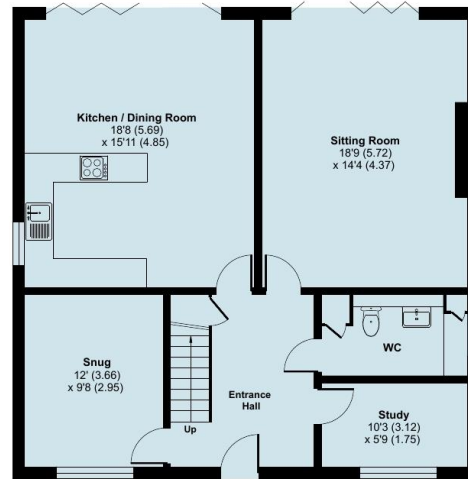
## Barn Yard, Silverstone, Towcester, NN12

Approximate Area = 1922 sq ft / 178.5 sq m

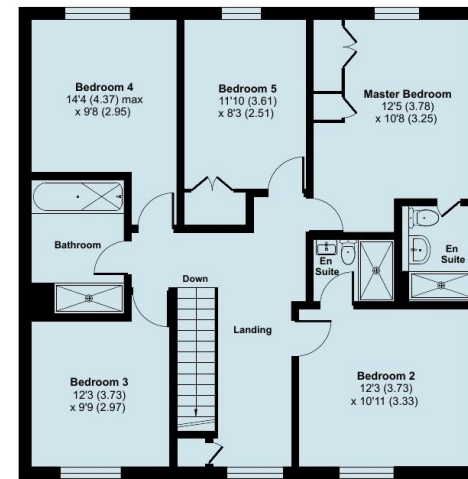
Garage = 351 sq ft / 32.6 sq m

Total = 2273 sq ft / 211.1 sq m

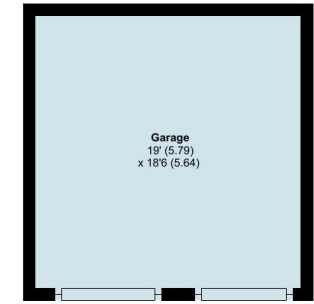
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



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: 1184449

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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