



The Gingerbread House, Bessies Lane, Towcester, Northamptonshire, NN12 6GQ

HOWKINS &
HARRISON

The Gingerbread House,
Bessies Lane, Towcester,
Northamptonshire, NN12 6GQ

Guide price: £1,250,000

Privately situated behind a gated entrance, The Gingerbread House is a stunning, detached, family home positioned in a beautiful parkland setting. Built in 2022, the immaculately presented accommodation extends to approximately 2,684 square feet and comprises a superb live-in kitchen/dining/family room, utility room, sitting room, cloakroom, study, master bedroom with dressing room and en-suite, bedroom two with en-suite, three further bedrooms and a shower room. There is an enclosed, south facing garden, a double garage and driveway parking.

Features

- Detached, privately situated property
- Built to a high specification
- High ceilings throughout
- Live-in kitchen/dining/living room
- Sitting room
- Master bedroom with dressing room & en-suite
- Bedroom two with an-suite
- Five bedrooms in total
- Landscaped gardens
- Double garage and driveway
- Energy rating B



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with 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, 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 substantial porch opens to the central hallway and staircase. Leading from it are the spacious, dual aspect sitting room with feature electric fireplace, study, cloakroom, and the superb live-in kitchen/dining/family room, complete with a range of high specification appliances and fitted units, with bi-fold doors opening into the garden and a separate utility room. The ground floor is complete with underfloor heating throughout.

First Floor

The master bedroom benefits from a walk-in dressing room and an en-suite. Bedroom two also boasts an en-suite and fitted wardrobes, bedroom three and four with fitted wardrobes, bedroom five, which is currently used as a family room, and a shower room.





Outside

The property sits within a privately situated, gated development of just five properties and is approached by a block paved driveway, providing ample off-road parking and access to the double garage fitted with an electric door. There is a courtesy gate, leading to the enclosed, south facing garden, which is mostly laid to lawn with a patio seating area, ample feature lighting and additional power sockets, and large covered dining space.



A stunning, detached, family home, of approximately 2,684 square feet, positioned in a beautiful parkland setting. Extensive accommodation with south facing garden and double garaging.





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.

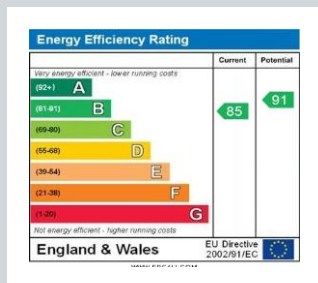
Services

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. Heated by an air source heat pump.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - G



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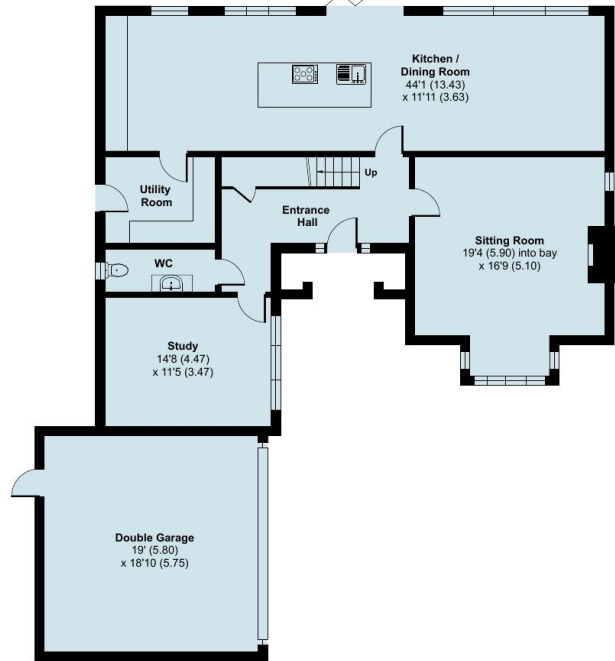
Bessies Lane, Towcester, NN12

Approximate Area = 2684 sq ft / 249.3 sq m

Garage = 359 sq ft / 33.3 sq m

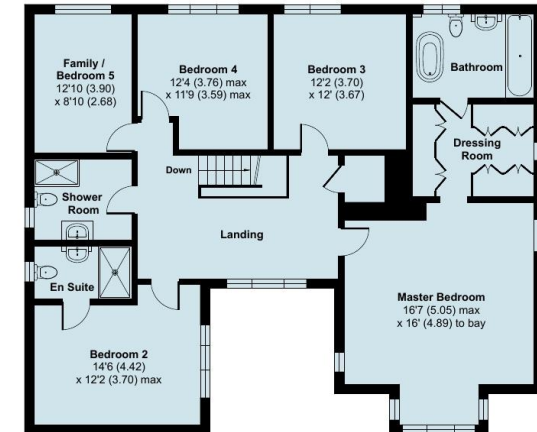
Total = 3043 sq ft / 282.6 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Howkins & Harrison. REF: 1168915



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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