



Owl Cottage, 2 Greenway, Eastcote, Northamptonshire, NN12 8NH

HOWKINS &
HARRISON

Owl Cottage,
2 Greenway, Eastcote,
Northamptonshire, NN12 8NH

Guide Price: £300,000

A unique two bedroom detached house, located within a sought after village close to open farmland. The accommodation comprises entrance porch, sitting room, kitchen/breakfast room, two bedrooms and family bathroom. There is off road parking for at least two cars, and a detached brick-built outbuilding, divided into two, ideal for a variety of uses.

Features

- Detached home
- Individual design
- Two bedrooms
- Sitting room
- Kitchen/breakfast room
- Driveway parking
- Detached brick outbuilding
- Oil to radiator central heating
- Lovely village location with rural outlook
- Energy rating F



Location

Eastcote is a small village with a public house (which is also a brewery) and is situated approximately 4 miles north of Towcester annexed to the parish of Pattishall situated in the pretty South Northamptonshire countryside. The parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, a restaurant, and a variety of groups and societies. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis. Eastcote has an active scout group and a clay pigeon shooting club.

There is good access to the main arterial roads including M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.



Ground Floor

The entrance porch leads into the fitted kitchen/breakfast room which has a door to the rear. The light and bright, dual aspect sitting room has stairs leading to the first floor.

First Floor

The landing opens to two double bedrooms and family bathroom.

Outside

There is a block-paved driveway providing off road parking for at least two cars, and an extremely useful brick outbuilding split into two.

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.

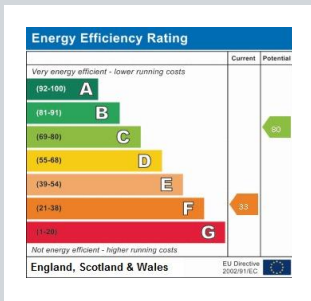
Services

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. Oil fired central heating.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - C



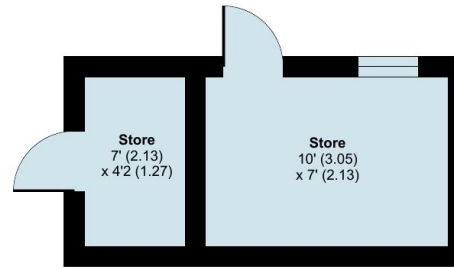
Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

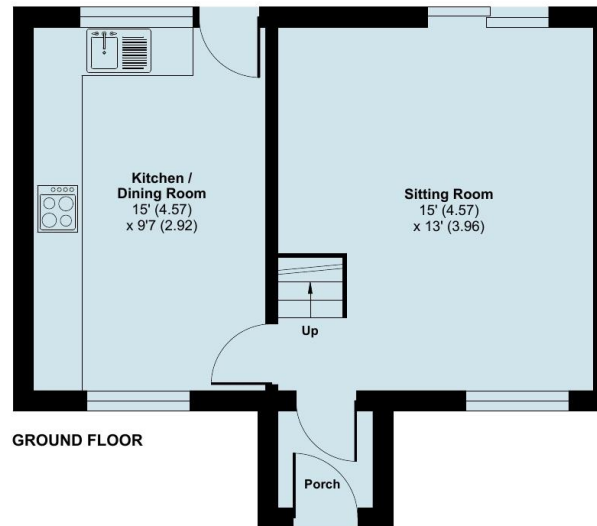
Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Greenway, Eastcote, Towcester, NN12

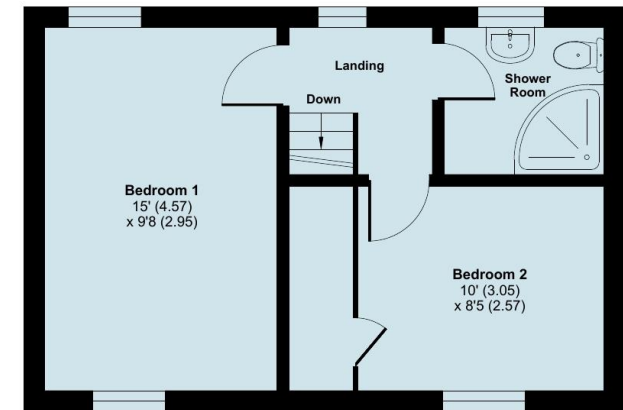
Approximate Area = 711 sq ft / 66 sq m
Outbuildings = 99 sq ft / 9.1 sq m
Total = 810 sq ft / 75.1 sq m
For identification only - Not to scale



OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Howkins & Harrison. REF: 1036321

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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