



Woods Farmhouse, 100 High Street, Potterspur, Northamptonshire, NN12 7PQ

HOWKINS &
HARRISON

Woods Farmhouse
100 High Street, Potterspurty
Northamptonshire, NN12 7PQ

Guide Price: £585,000

A deceptively spacious and imposing Grade II Listed period property, spread over three floors plus a usable cellar. The character filled accommodation comprises kitchen / breakfast room, sitting room, study, cloakroom, cellar, three first floor bedrooms, family bathroom, two further second floor bedrooms. There is driveway parking and a pretty, enclosed, rear garden. The property is situated in the heart of the popular village of Potterspurty, close to all amenities.

Features

- Deceptively spacious and imposing Period home.
- Grade II Listed
- Two reception rooms plus kitchen / breakfast
- Cellar & Cloakroom
- Five generous bedrooms
- Family bathroom plus space for en-suite
- Off-Road Parking & pretty garden
- Gas to radiator central heating
- Close to all amenities
- Easy access to Milton Keynes & rail connections



Location

The village of Potterspury is just off the A5 approximately six miles south of the market town of Towcester and one mile north of the vibrant town of Stony Stratford. It has a thriving village shop/post office, two public houses and a sports and social club. The 'outstanding' highly rated John Hellins primary school is in the village. Secondary education is available in nearby Deanshanger.

The A5 offers easy access to Milton Keynes and train station with approximately 30 minutes travelling time to London Euston. There is good access to the M1 motorway at junction 15a and also to the M40.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

The entrance hall has the cloakroom off and opens to the kitchen / breakfast room with windows on three sides. The sitting room has an open fireplace, and stairs leading up to the first floor and down to the usable cellar. To the rear is a multi-functional room, ideal as a home office.

First Floor

Currently used as a sitting room, is the dual aspect master bedroom with open fireplace, there are two further generous bedrooms and the family bathroom.

Second Floor

There are two further bedrooms, the larger of which could easily accommodate an en-suite.





Outside

Ideally situated on the High Street, there is off-road parking and double gates opening to further hard-standing and an enclosed, mature, cottage garden.



A substantial and imposing, Grade II Listed period property, spread over three floors plus a usable cellar, driveway parking and a pretty, enclosed garden.





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

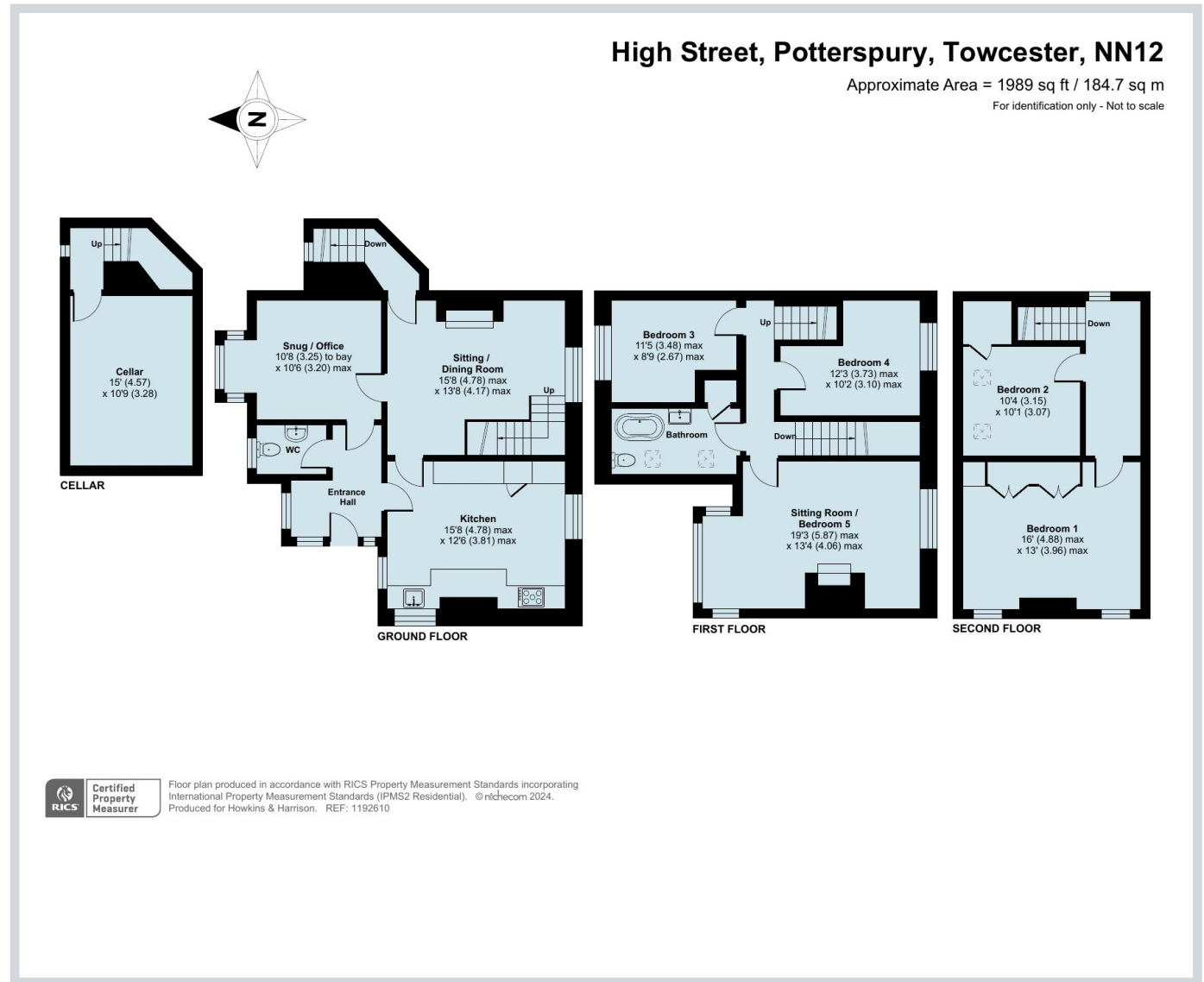
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - D

This property is Grade II listed therefore EPC information is not required.



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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.