



Foxley House, 25 High Street, Paulerspury, Northamptonshire, NN12 7NA

HOWKINS &
HARRISON

Foxley House, 25 High Street,
Paulerspury, Northamptonshire
NN12 7NA

Guide Price: £1,250,000

An imposing, detached property, occupying a prominent position on the High Street in the sought-after village of Paulerspury. Presented in excellent condition throughout, the accommodation extends to approximately 3,123 sq ft, to include five double bedrooms, three bathrooms, kitchen/breakfast room, separate utility room, cloakroom, three spacious reception rooms and a cellar. Outside, the gardens extend to approximately half an acre, with bespoke 'smart' home office/studio, a garage, and ample parking.

Features

- Superb village location
- Stunning detached property
- Master bedroom en-suite
- Bedroom two en-suite
- Three further bedrooms and a family bathroom
- Sitting room, dining room and family room
- Kitchen/breakfast room and utility room
- Garage, ample parking and home office/studio
- Extensive gardens
- Energy Rating - D



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

Enter into the grand entrance dining hall, with a cloakroom and access to the cellar, family room with fitted cupboards, a wood burning stove, and French doors leading to the garden, spacious sitting room, also with a wood burning stove, and two sets of French doors leading to the garden, kitchen/breakfast room with bespoke fitted units and gas fired Aga, French doors leading to the garden, and a separate utility room.

First Floor

On the first floor, the master bedroom benefits from an en-suite shower room and fitted wardrobes, bedroom two with en-suite shower room, and three further bedrooms and a four-piece family bathroom.





Outside

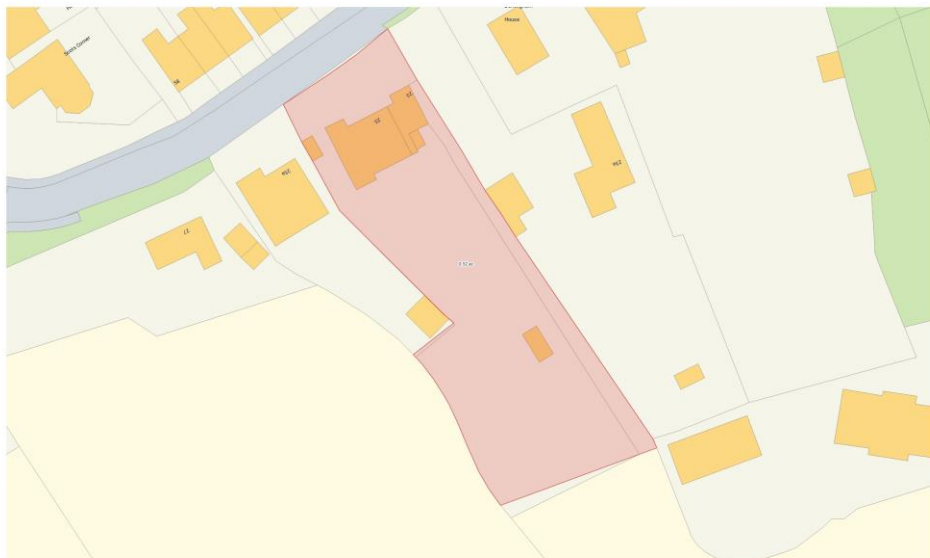
The property is prominently situated on the High Street in Paulerspury, approached by an in-and-out gravelled driveway providing ample driveway parking.

To the rear of the property, the generous garden is beautifully laid out, mostly laid to lawn, with mature, well stocked borders, a patio seating area, a bespoke 'smart' home office/studio, and a garage.



A stunning, detached property, occupying a prominent position on the High Street in the sought-after village of Paulerspury.





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Scale 1:250 (at A3)
N



Viewing Arrangements

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: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

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
The Forum, Moat Lane
Towcester, NN12 6AD

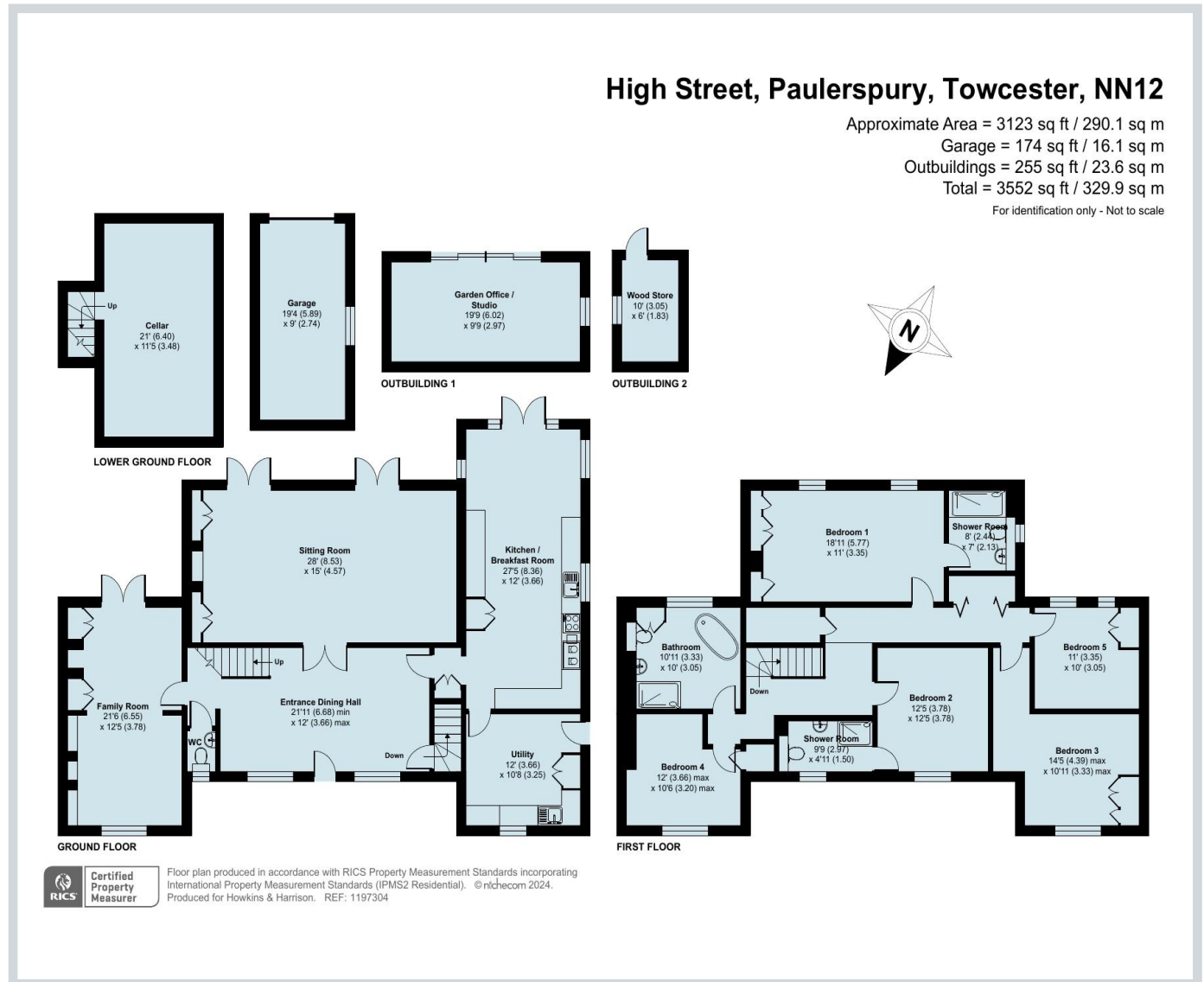
Council Tax Band – G

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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.



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