



1 Wappenham Road, Helmdon, Northamptonshire, NN13 5QA

HOWKINS &
HARRISON

1 Wappenham Road, Helmdon,
Northamptonshire, NN13 5QA

Guide Price: £525,000

Situated in the sought after village of Helmdon, this delightful stone built, detached property is beautifully presented throughout. The spacious accommodation boasts four bedrooms, two bathrooms, triple aspect sitting room, dining room, kitchen, cloakroom and utility/boot room. Outside, the property benefits from low maintenance gardens, a garage and ample off-road parking.

Features

- Village location
- Detached property
- Master bedroom with an en-suite
- Three further bedrooms and a family bathroom
- Triple aspect sitting room
- Kitchen and dining room
- Utility/boot room
- Garden, garage and ample off-road parking
- Owned solar panels with excellent feed-in tariff
- Energy rating C



Location

The highly regarded village of Helmdon is located approximately 6.5 miles from the market town of Towcester and approximately 10 miles from Banbury. There is good access to the M1 motorway at junction 15a and the M40 at junction 11. Train stations at Banbury offer journey times to London Marylebone from 57 minutes and from Milton Keynes to London Euston from 35 minutes. Northampton, Oxford and Milton Keynes are all within convenient commuting distance.

Helmdon has a public house, parish church and an excellent primary school. The market towns of Brackley, Towcester and Banbury provide local shopping. There is a range of schools in the area including the Carrdus School near Banbury, Winchester House and Akeley Wood. For garden lovers, there are allotments available in the village. Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world-famous Silverstone race circuit.



Ground Floor

Entrance hall with cloakroom and useful storage cupboard, dual aspect sitting room complete with a wood burner and doors opening onto the patio, dining room, kitchen with a bespoke range of fitted units, utility/boot room with access to the garden and a courtesy door to the garage.

First Floor

Master bedroom with an en-suite shower room, three further spacious bedrooms and a family bathroom.





Outside

Set in the sought after village of Helmdon, the property is approached by a driveway, with steps leading to the front door, and a courtesy gate leading to the garden. There is an EV charger fitted which works in conjunction with the solar panels.

The low maintenance garden is enclosed on all sides, mostly gravelled with artificial lawn, a patio seating area, a potting shed and doors to the garage. Located to the side of the property, there is a separate west-facing courtyard accessed through the kitchen.

Whilst maintaining & enjoying the grass area to the front of the property, we understand this is owned by Highways. No.1 has the benefit of an easement over this area, in the form of the driveway, allowing for vehicular access. We recommend your legal advisor clarifies this point before commitment to purchase.

This four bedroomed detached property is beautifully presented throughout, with spacious and flexible living accommodation, a low-maintenance garden, 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.

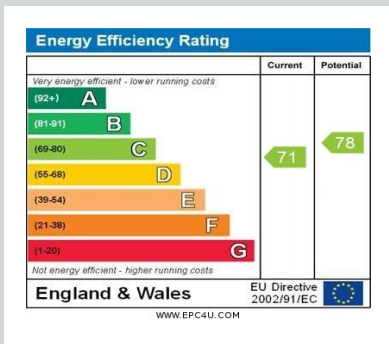
Services

The following services are connected to this property: 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 boiler.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - F



Howkins & Harrison

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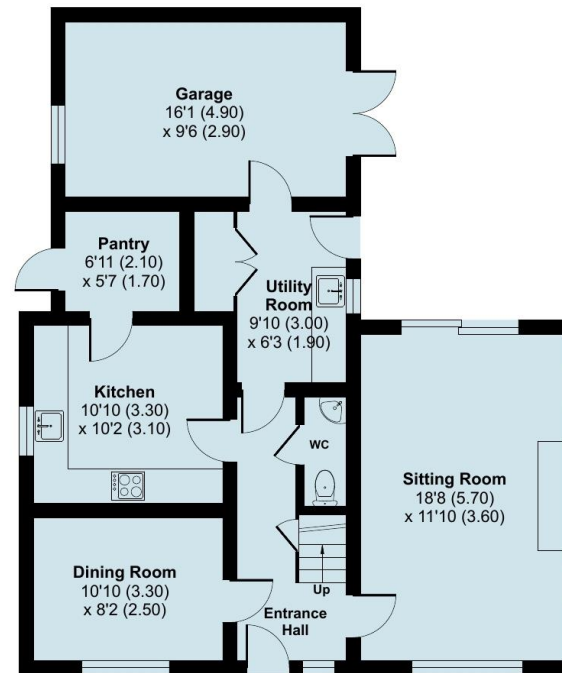
Wappenham Road, Helmdon, Brackley, NN13

Approximate Area = 1544 sq ft / 143.4 sq m

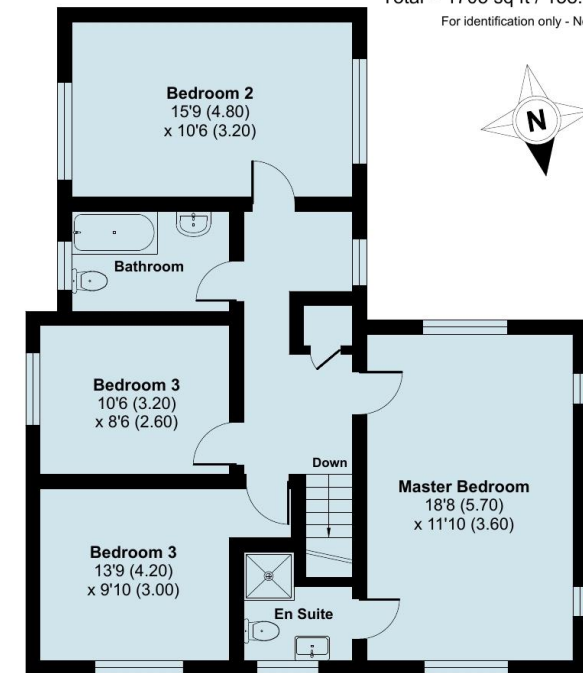
Garage = 161 sq ft / 14.9 sq m

Total = 1705 sq ft / 158.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Howkins & Harrison. REF: 1205810

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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