



Thatch Cottage, Lumber Lane, Paulerspury, Northamptonshire, NN12 7ND

HOWKINS &
HARRISON

Thatch Cottage,
Lumber Lane, Paulerspury,
Northamptonshire, NN12 7ND

Guide Price: £570,000

Thatch Cottage is a beautiful Grade II listed 18th century property set in the picturesque south Northamptonshire village of Paulerspury. Full of charm and original features, the cottage has been sympathetically updated and extended with a feature oak and glass kitchen/breakfast room overlooking the garden, which in turn backs on to the village playing field.

Features

- Grade II listed
- Many original features
- Master bedroom with dressing room
- Bedroom two with en-suite
- Two further bedrooms
- Family bathroom
- Sitting room and dining room
- Kitchen/breakfast room
- Enclosed mature garden
- Large garage



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

Entrance hall, dining room, sitting room with inglenook fireplace with multifuel stove and door opening to the patio, the kitchen/breakfast room has a feature oak gable end giving an uninterrupted view of the garden. The kitchen offers integrated appliances including an under-counter fridge and separate freezer, dishwasher, washing machine and range cooker. French doors open to the patio and garden beyond.

First Floor

Master bedroom with en-suite, bedroom two with walk-in wardrobe, two further bedrooms and a family bathroom.





Outside

The property is approached by a footpath leading to the front door. A gate leads to the rear garden and the large garage is accessed from the front of the property, with a courtesy door at the rear. Doors from both the sitting room and the kitchen/breakfast room open onto a pretty terrace with steps leading up to the garden. The garden is mostly laid to lawn with flower beds containing mature trees and shrubs and further raised vegetable beds. A pond is shared with the neighbouring properties. A gate to the furthest end of the garden leads to the village playing field.

A beautiful four bedroom Grade II listed
18th century property.





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

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 –Tel:0300 126 7000

Council Tax Band – D

EPC

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

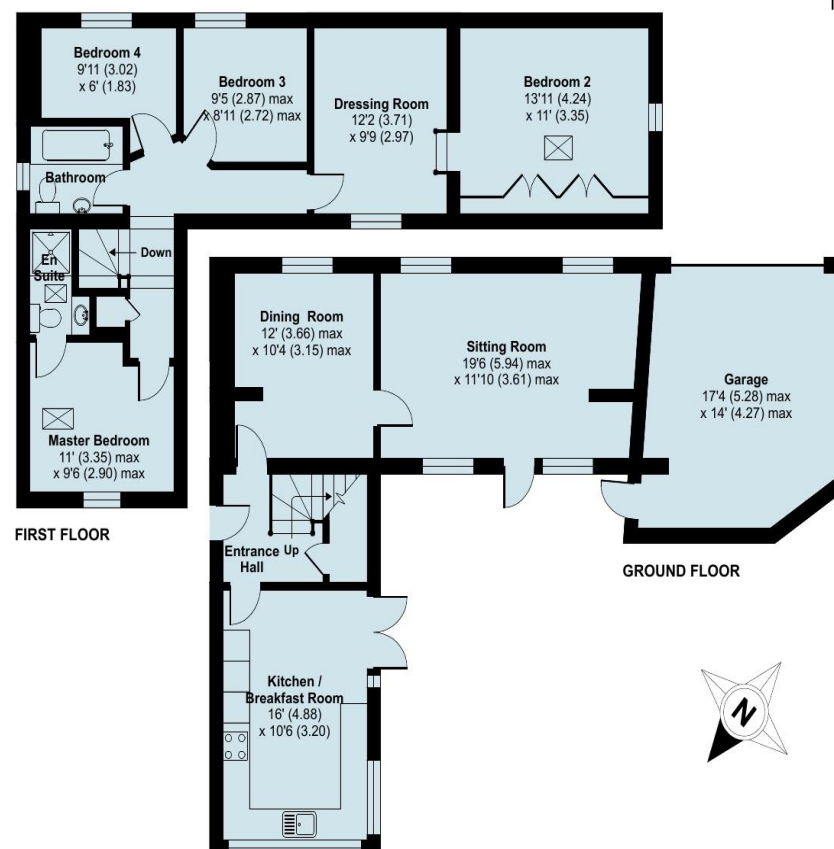
Lumber Lane, Paulerspury, Towcester, NN12

Approximate Area = 1375 sq ft / 127.7 sq m

Garage = 232 sq ft / 21.6 sq m

Total = 1607 sq ft / 149.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Howkins & Harrison. REF: 1070992

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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.