



33a High Street, Silverstone, Northamptonshire, NN12 8US

HOWKINS &  
HARRISON



33a High Street, Silverstone,  
Northamptonshire, NN12 8US

Guide Price: £385,000

Situated within easy walking distance of all the amenities in the village, this well presented four bedroom detached property benefits from an open plan live-in kitchen/dining/sitting room, off-road parking, an enclosed garden, and a garden room currently used as a gym.

#### Features

- Detached property
- Master bedroom en-suite
- Three further bedrooms
- Family bathroom
- Kitchen/dining/sitting room
- Utility room
- Cloakroom
- Garden room/gym
- Enclosed garden
- Driveway parking
- Energy rating C



## Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Silverstone and Whittlebury Hall Hotel & Spa, 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

Entrance hall, cloakroom, utility room and office, kitchen with a range of fitted units and integrated double oven and hob and fridge/freezer, leading into the dining/sitting room both with French doors opening onto the garden.

## First Floor

Master bedroom en-suite, three further bedrooms and a family bathroom.

## Outside

The property is approached by a driveway leading to the front door. The remainder of the front garden is planted with a mature hedge and small lawn.

To the rear of the property, the garden is enclosed on all sides with a patio seating area and a bespoke garden room fully insulated and with electricity connected, currently used as a home gym.



## Viewing

Strictly by prior appointment via the selling agents.  
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.

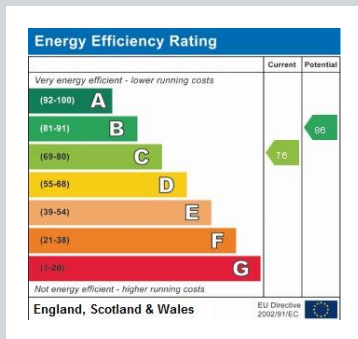
## Services

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



## Howkins & Harrison

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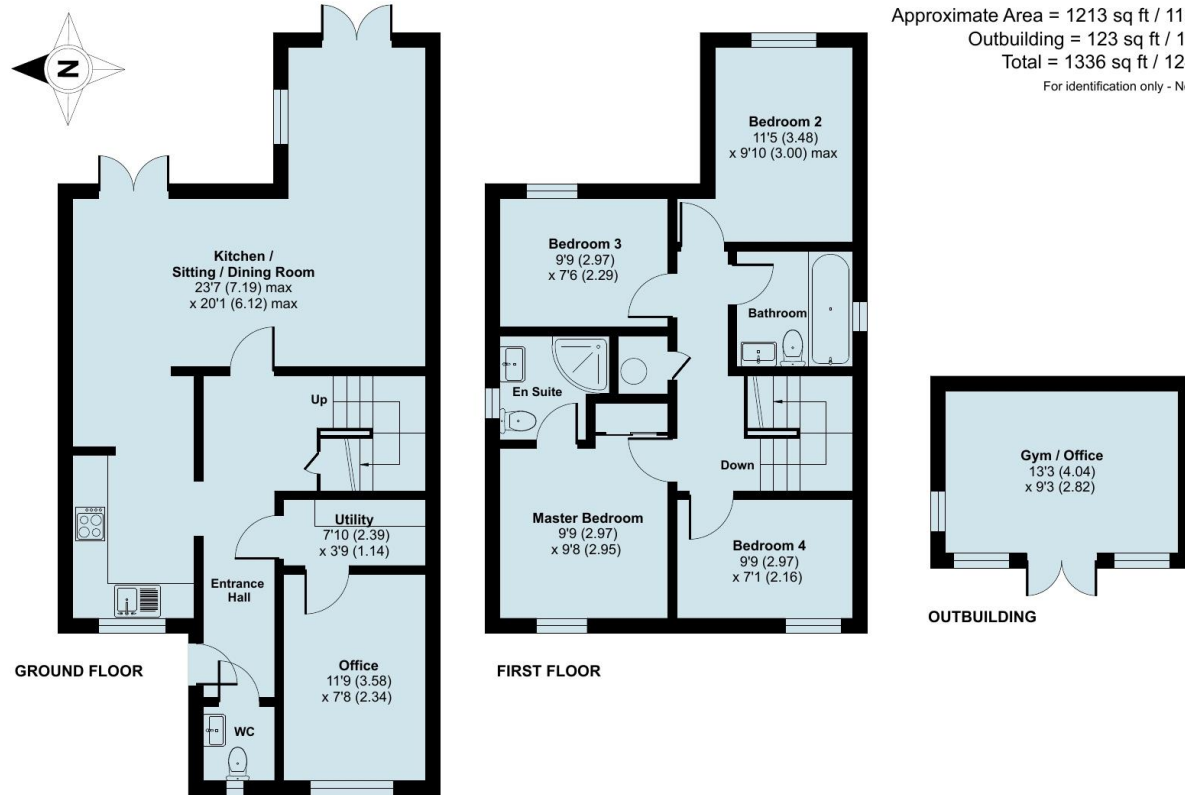
## High Street, Silverstone, Towcester, NN12

Approximate Area = 1213 sq ft / 113 sq m

Outbuilding = 123 sq ft / 11 sq m

Total = 1336 sq ft / 124 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). © n1che.com 2022. Produced for Howkins & Harrison. REF: 923127

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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