



Quinbury Cottage, 35 Quinbury End, Blakesley, Northamptonshire, NN12 8RF

HOWKINS &  
HARRISON



Quinbury Cottage,  
35 Quinbury End, Blakesley,  
Northamptonshire, NN12 8RF

Guide Price: £350,000

Set in the sought after village of Blakesley, this detached stone-built cottage dates back to 1833. Presented in lovely condition throughout, the property benefits from 3 bedrooms, two reception rooms, a kitchen and utility room, together with an enclosed garden at the rear and a front terrace.

#### Features

- Detached stone cottage
- Three bedrooms
- Further attic room
- Family bathroom
- Two reception rooms
- Kitchen & utility room
- Cloakroom
- Enclosed garden
- Energy rating G





## Location

The highly regarded village of Blakesley is located approx. 6 miles from the town of Towcester and approx. 14 miles from Northampton. The village benefits from a pre-school, primary school (Outstanding Ofsted), post office and village shop, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester. Other local amenities including major supermarkets and a leisure centre can be found at Towcester.

There is good access to the A5, A43, M1 and the M40. Train services to London Euston are available from Milton Keynes (approximately 35 minutes) and Northampton (approximately 1 hour).

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesterians 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

The property is accessed through a front porch that leads to the entrance hall, sitting room, dining room, and on to the kitchen. There is a generous utility room and a separate WC.

## First Floor

There are two bedrooms, both enjoying a fabulous view over the fields opposite, and a family bathroom.

## First Floor

Stairs lead to the third bedroom, which in turn leads to another good size attic room.

## Outside

The property sits back from the road in an elevated position and is approached through a gate leading across a pretty terrace to the front porch. A gate leads to the rear garden. Immediately to the rear of the property is a large patio area, in turn leading to the garden which is enclosed on all sides and mostly laid to lawn with mature trees and shrubs and a garden shed.

## 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.

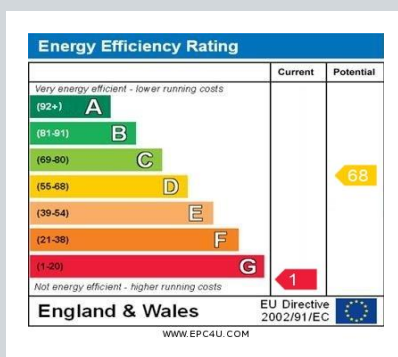
## Services

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 - E



## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

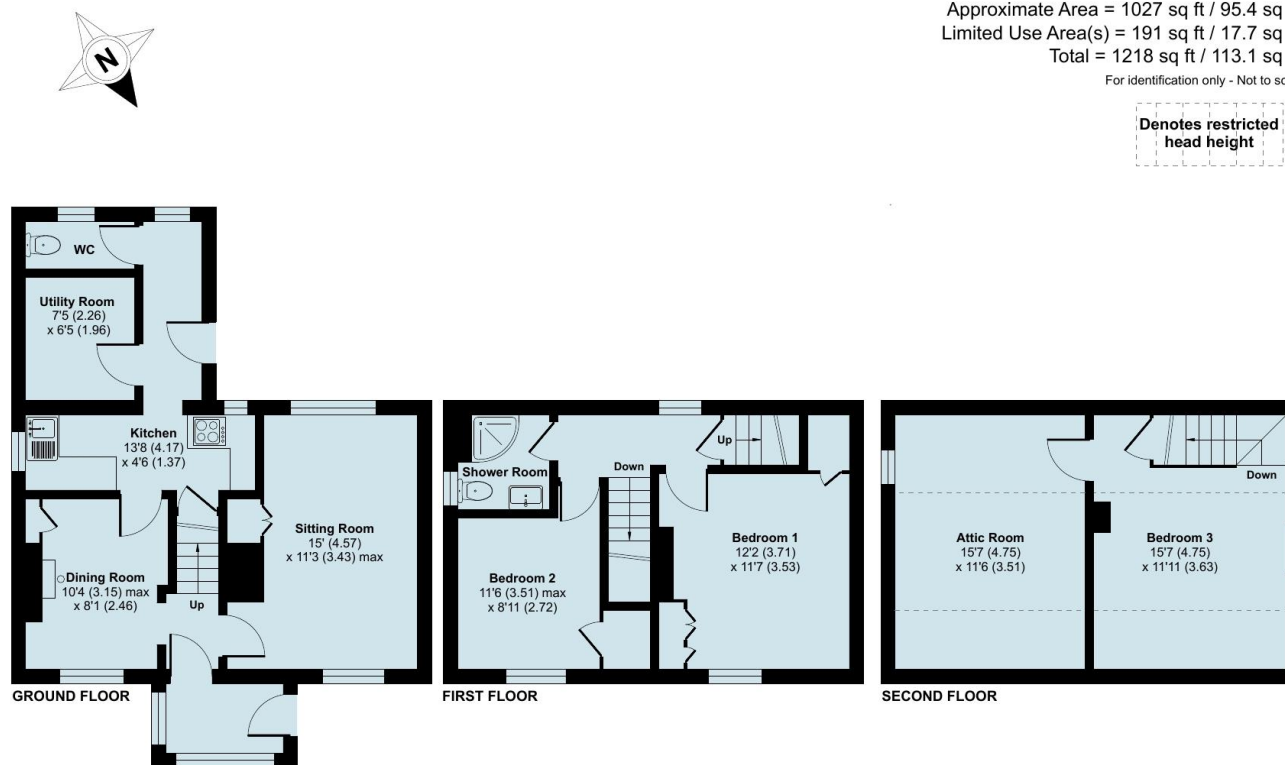
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## Quinbury End, Blakesley, Towcester, NN12

Approximate Area = 1027 sq ft / 95.4 sq m  
Limited Use Area(s) = 191 sq ft / 17.7 sq m  
Total = 1218 sq ft / 113.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1211261

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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