



32a High Street, Paulerspury, Northamptonshire, NN12 7NA

HOWKINS &
HARRISON

32a High Street, Paulerspury,
Northamptonshire
NN12 7NA

Guide Price: £650,000

A rare opportunity to acquire a stunning, detached property located in the sought-after village of Paulerspury. Built in 2015 to a bespoke design, the property benefits from three en-suite bedrooms, one of which is located on the ground floor, a spacious kitchen/dining room, utility room, cloakroom, large pantry/store and sitting room, all extending to approximately 1706 sq ft. Outside, there is ample off-road parking, a garage, and a beautifully landscaped garden.

Features

- Detached property
- Bespoke design
- Three bedrooms with en-suite facilities
- Kitchen/dining room
- Utility room
- Large pantry/store
- Sitting room
- Beautifully landscaped garden
- Garage and ample off-road parking
- Energy rating – C



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, opening into the sitting room with bay window and gas fire, cloakroom, large pantry cupboard, impressive kitchen/dining room with attractive Karndean flooring detail, and doors opening to the garden and utility room. Bedroom one, complete with high ceilings, has fitted wardrobes and an en-suite. The ground floor benefits from underfloor heating and quality oak doors throughout.

First Floor

On the first floor, there are two spacious bedrooms, both with en-suite facilities.

High Street, Paulerspury, Towcester, NN12

Approximate Area = 1706 sq ft / 158.4 sq m

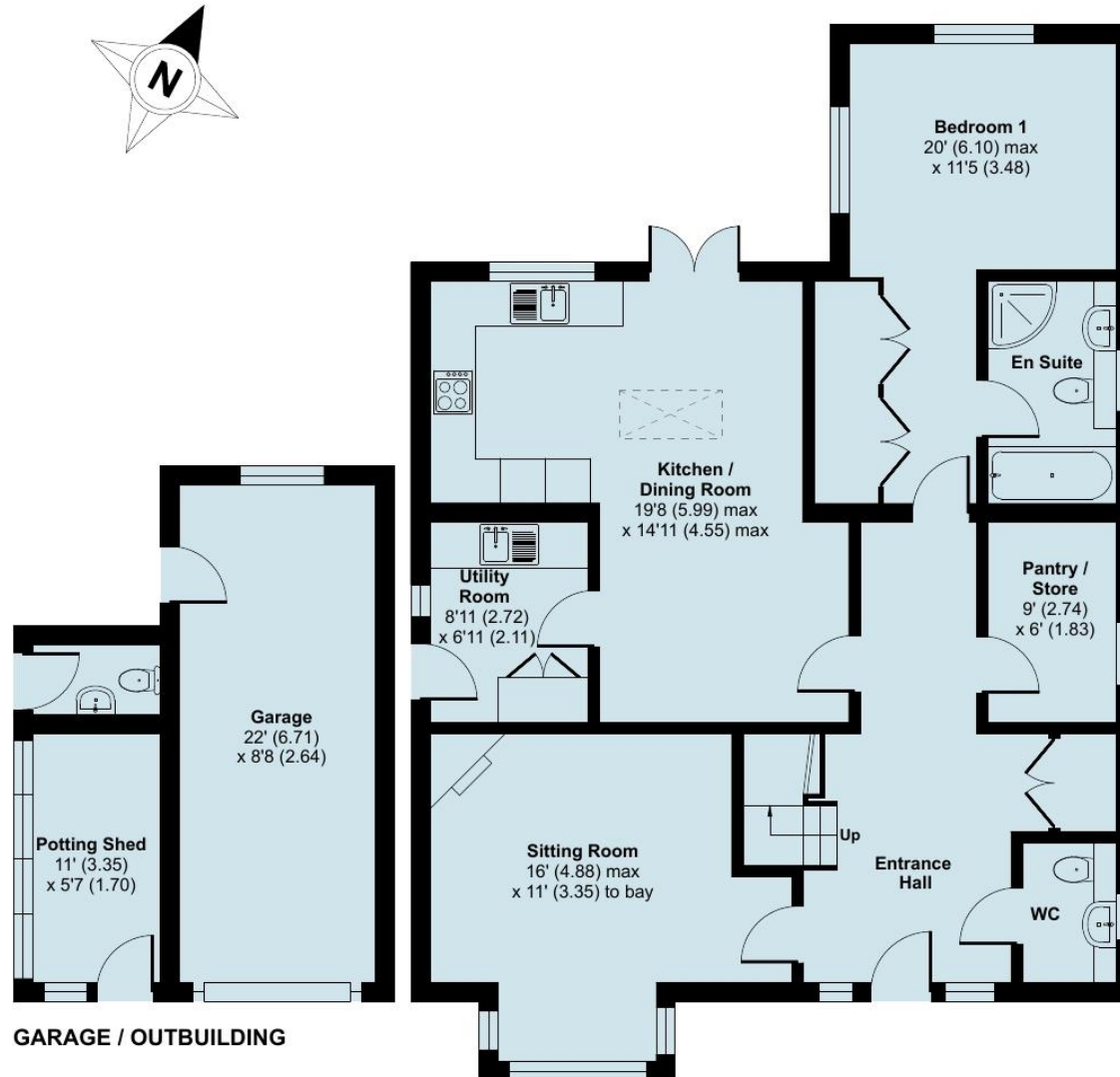
Garage = 191 sq ft / 17.7 sq m

Outbuilding = 62 sq ft / 5.7 sq m (excludes WC)

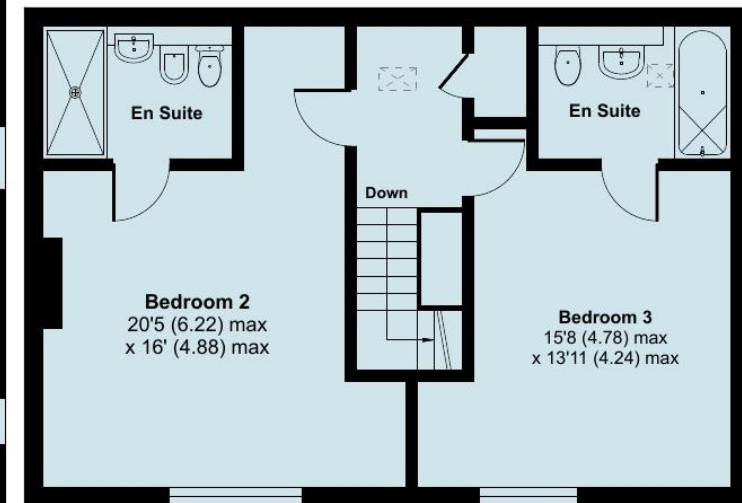
Total = 1959 sq ft / 181.8 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1128928



Outside

Prominently situated on the High Street in Paulerspury, the property benefits from gated driveway parking to the side and rear, offering ample off-road parking and access to the garage. To the side of the garage, sits a lean to potting shed and a w/c. There are beautifully landscaped gardens to the front and rear, complete with a patio area, mature shrubs and trees, a vegetable patch, freestanding greenhouse, and a timber shed. Beyond the fence line, the property enjoys views over open countryside.



Prominently situated on the High Street in Paulerspury, the property benefits from gated driveway parking to the side and rear, offering ample off-road parking and access to the garage.





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.

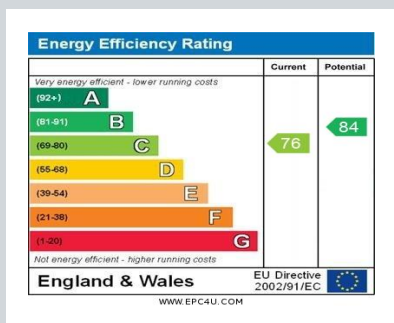
Services

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 - F



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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