



Ambleside, 63 Church Street, Helmdon, Northamptonshire, NN13 5QJ

HOWKINS &
HARRISON

Ambleside, 63 Church Street
Helmdon, Northamptonshire
NN13 5QJ

Guide Price: £950,000

Set in the sought after village of Helmdon, this substantial detached family home sits on a plot extending to approximately half an acre. Presented in beautiful condition throughout, the property benefits from four/five bedrooms, three bathrooms, three reception rooms, a double garage, part of which is currently used as storage, ample driveway parking and an enclosed garden.

Features

- Detached property
- Four/five bedrooms
- Three bathrooms
- Sitting room
- Study/family room
- Open plan kitchen/dining room & conservatory
- Utility room
- Enclosed gardens extending to approx. half an acre
- Double garage & driveway parking
- Energy rating D



Location

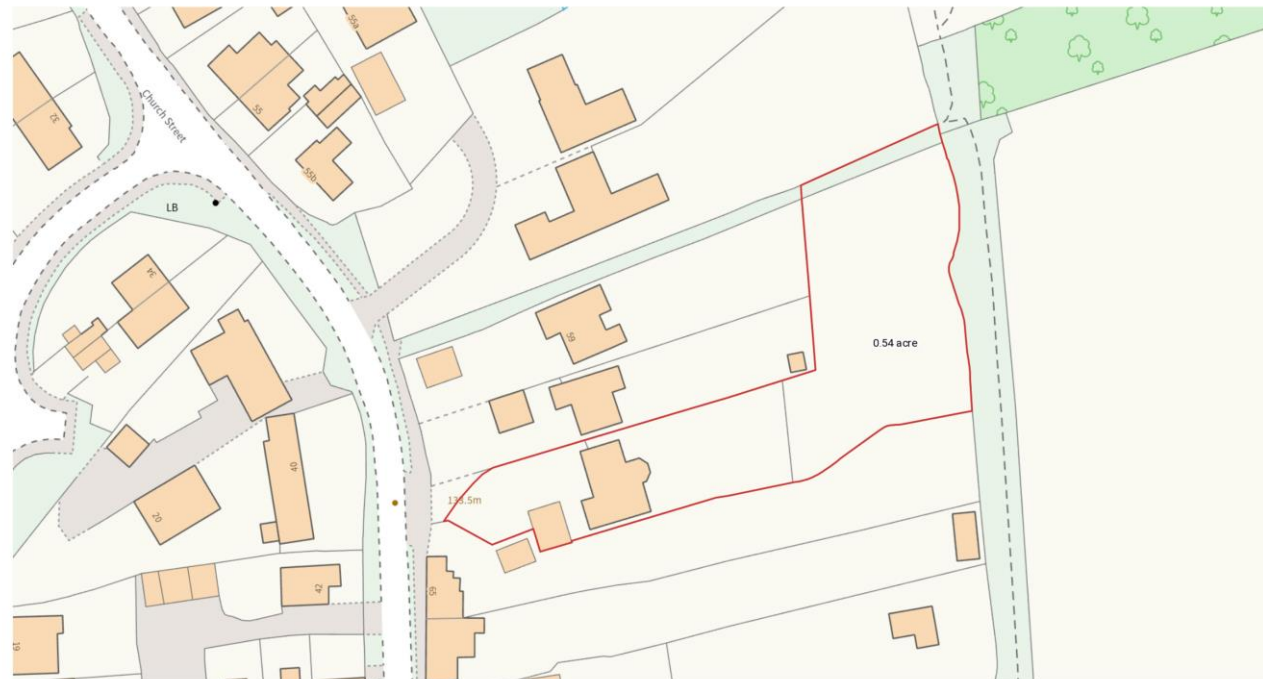
The highly regarded village of Helmdon is located approximately 6.5 miles from the market town of Towcester and approximately 10 miles from Banbury. There is good access to the M1 motorway at junction 15a and the M40 at junction 11. Train stations at Banbury offer journey times to London Marylebone from 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.

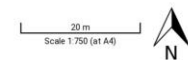
Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world famous Silverstone race circuit.

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Ground Floor

Spacious entrance hall, study/family room, double aspect sitting room with French doors leading to the garden and an open fireplace, cloakroom, spacious live-in kitchen/dining room leading into the conservatory with a range of bespoke fitted units and integrated appliances under granite worksurfaces including a central island and breakfast bar. A utility room completes the ground floor. There is underfloor heating throughout the ground floor.

First Floor

Both the master bedroom, and bedroom two are en-suite. There are two further double bedrooms and a family bathroom. The fifth bedroom has been converted into a laundry room and could be converted back into a bedroom if required.





Outside

The property is approached by a gravelled driveway leading to the double garage and front door. A courtesy gate leads to the rear of the property, and there is an EV charging point connected. The driveway offers ample parking. Half of the garage is currently converted to two rooms, one of which is currently used as storage, the other houses the oil tank. To the rear of the property is a large patio entertaining area and a brick-built pizza oven. Steps lead to the enclosed garden which is predominantly laid to lawn and edged with mature trees and shrubs.



A substantial detached family home sitting on a plot extending to approximately half an acre.





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.

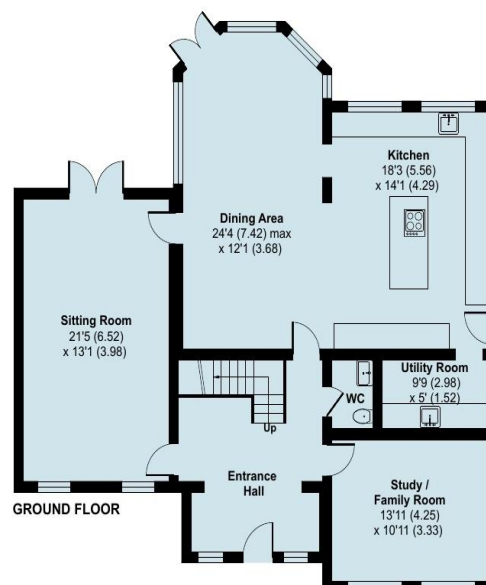
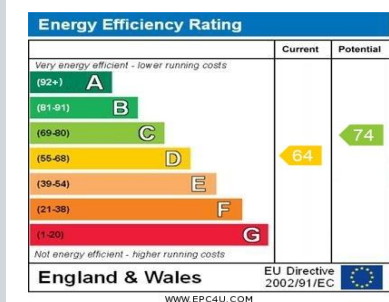
Services

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 - G



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Howkins & Harrison. REF: 1222275

Church Street, Helmdon, NN13

Approximate Area = 2429 sq ft / 225.6 sq m

Garages = 312 sq ft / 28.9 sq m

Outbuilding = 46 sq ft / 4.3 sq m

Total = 2787 sq ft / 258.8 sq m

For identification only - Not to scale

Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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