



65 High Street, Whittlebury, Northamptonshire, NN12 8XH

HOWKINS &
HARRISON

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Northamptonshire, NN12 8XH

Guide Price: £308,000

A rare opportunity to acquire a delightful, detached cottage in need of modernisation in the centre of the sought after village of Whittlebury. Currently offering two bedrooms, two reception rooms, a bathroom and conservatory, along with a courtyard garden, the cottage offers huge potential.

Features

- No onward chain
- Village location
- Detached cottage
- Two bedrooms
- Sitting room
- Kitchen
- Dining room and conservatory
- Enclosed rear garden
- Energy Rating: G



Location

The village of Whittlebury, with its Hotel, Spa & Golf Course, farm shop and café, primary school and village pub lies approximately 4 miles from the market town of Towcester.

There is good access to the main arterial roads including M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes.

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, sitting room, inner hall with door to the garden, kitchen, dining room, bathroom and conservatory with a door opening onto the courtyard garden.

First Floor

There are two good sized bedrooms, one with a large, fitted wardrobe.

Outside

The property is approached through an enclosed front garden set behind a low stone wall. There is an arched gateway leading to the rear garden courtyard.

To the rear of the property, the garden is enclosed on all sides with a border filled with well-tended mature shrubs. There is a useful outbuilding and a covered storage area.

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.

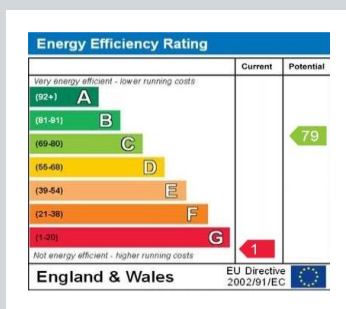
Services

The following services are connected to this property: 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. Note gas is not connected to the property but is available in the street should it be required.:

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



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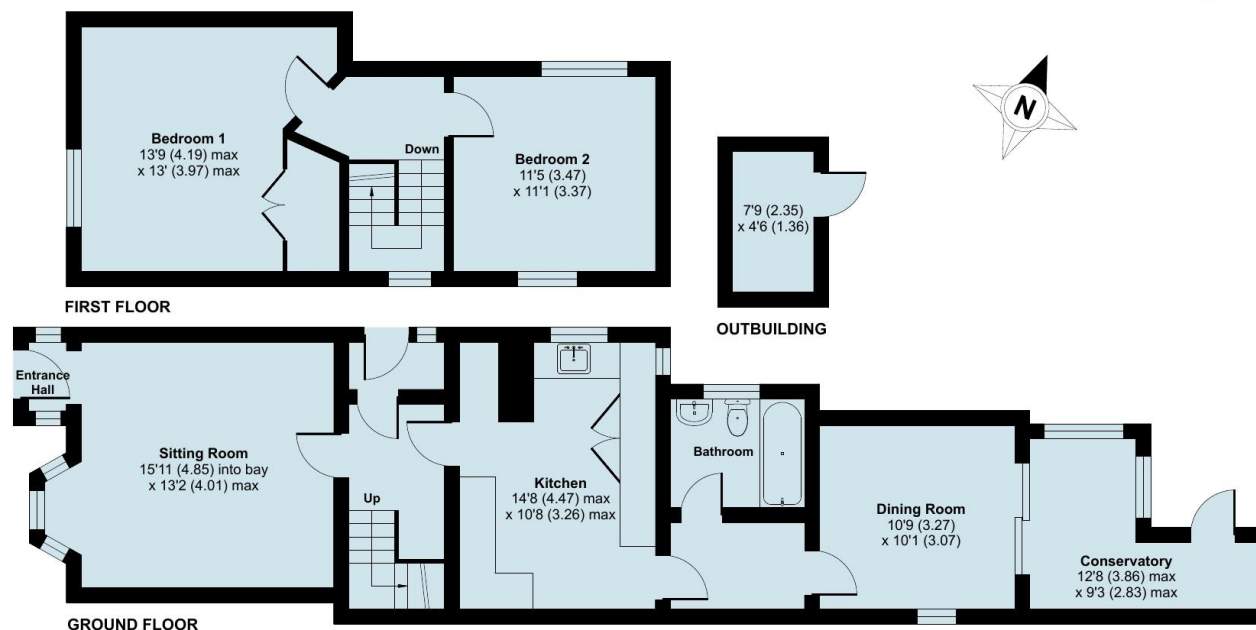
High Street, Towcester, NN12

Approximate Area = 1142 sq ft / 106.1 sq m

Outbuilding = 34 sq ft / 3.2 sq m

Total = 1176 sq ft / 109.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1232867

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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