



Bunnies Lodge. 4 Towcester Road, Silverstone  
Northamptonshire, NN12 8UB

HOWKINS &  
HARRISON

Bunnies Lodge. 4 Towcester Road  
Silverstone, Northamptonshire  
NN12 8UB

Guide Price: £650,000

This delightful, detached and deceptively spacious and characterful cottage is located within the sought after village of Silverstone being set back from the road and enjoying a good degree of privacy. Offering three bedrooms and a family bathroom, the property also has ground floor annexe potential. Offered in excellent condition throughout, there is a generous garage, driveway parking and gardens enclosed on all sides.

#### Features

- Detached cottage
- Three bedrooms & family bathroom
- Study
- Dining room
- Kitchen/breakfast room
- Utility room
- Sitting room
- Generous garage
- Enclosed gardens & driveway parking
- Energy rating E



## 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 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 porch, sitting room with wood burning stove and French doors opening onto a secluded courtyard, kitchen/breakfast room with a range of bespoke fitted units with integrated appliances, with French doors opening onto the courtyard. The kitchen further benefits from electric underfloor heating. There is a large utility room with doors leading to both the front and rear of the property, to the dining room that also has tri-fold doors opening onto the courtyard, shower room and study. This part of the property could become an annexe if required.

## First Floor

There are two double bedrooms, and one single bedroom and a family bathroom.





## Outside

The property is set back from the road and is approached through a gated entrance onto a gravel drive offering ample parking and leading to the generous garage with power connected and an electric roller shutter door. At the rear of the garage is a woodstore and garden shed. The remainder of the front garden is mostly laid to lawn and is enclosed on all sides. There are mature laurel hedge borders, and a footpath leads to the front door and to the utility room door.

To the rear of the property is a delightful, enclosed courtyard accessed from both the sitting room and kitchen/breakfast room.

A delightful, detached and deceptively spacious and characterful cottage located within the sought after village of Silverstone





## 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.

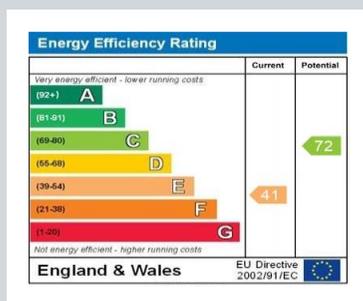
## Services

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 and drainage services. Central heating is oil fed. Electric underfloor heating in kitchen.

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

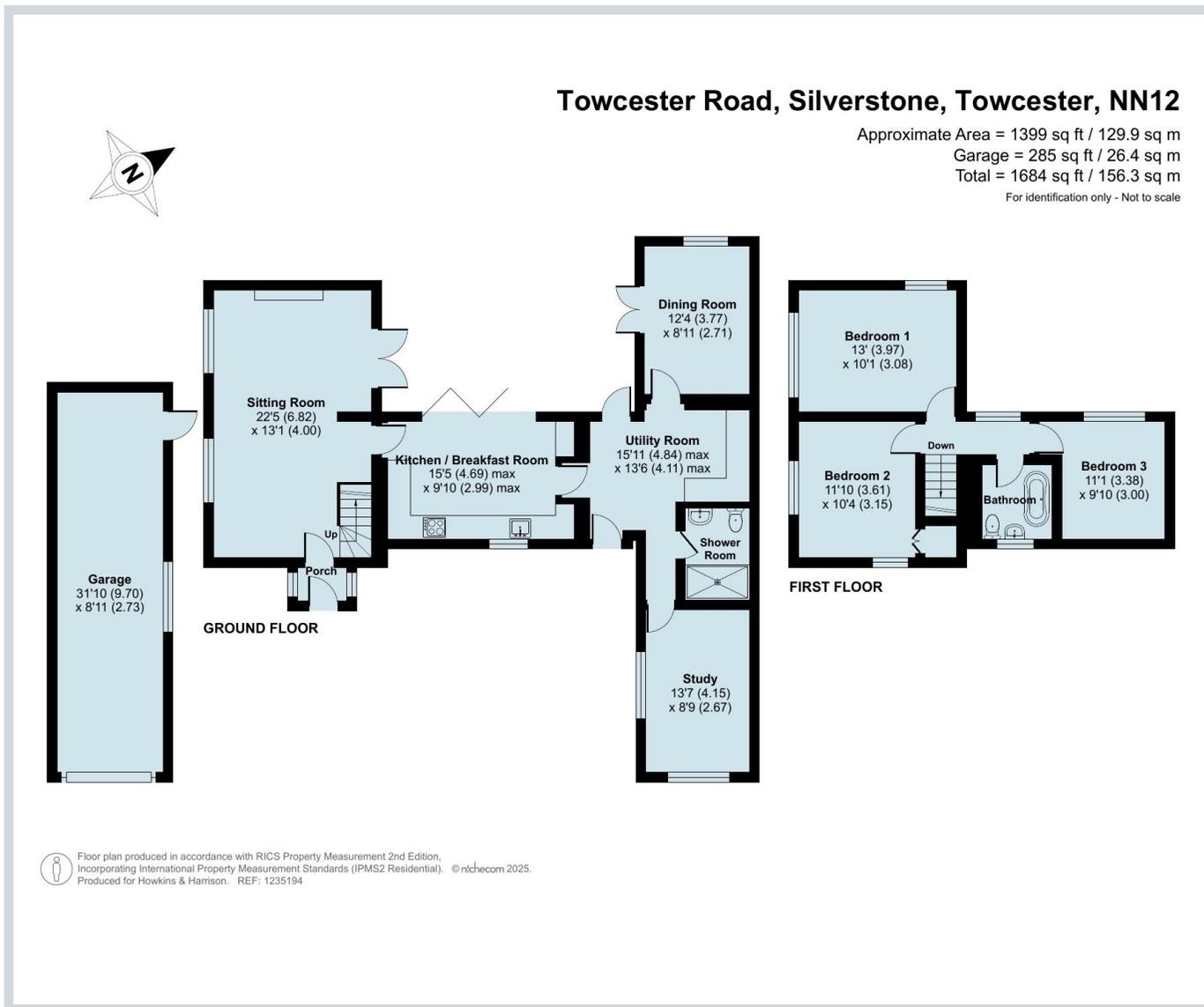
## Council Tax Band - D



## Howkins & Harrison

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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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