



Honeysuckle Cottage, 36 High Street, Whittlebury, Towcester
Northamptonshire, NN12 8XJ

HOWKINS &
HARRISON

Honeysuckle Cottage
36 High Street, Whittlebury
Towcester, Northamptonshire,
NN12 8XJ

Guide Price: £575,000

This delightful cottage set in the heart of the popular village of Whittlebury has been sympathetically extended and is presented in excellent condition throughout. The live-in kitchen/dining room boasts a recently fitted bespoke kitchen and island with a range of integrated appliances. In addition to offering three bedrooms (including one en-suite), and a sitting room, the cottage benefits from a west facing garden, an oversized garage and driveway parking.

Features

- Character cottage
- Sitting room
- Live-in kitchen/dining room
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Utility cloakroom
- West facing garden
- Large garage & driveway parking
- Energy rating D



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 porch leading into the sitting room with a Clearview wood burning stove set in an inglenook fireplace, spacious live-in kitchen/dining room with a bespoke range of fitted units and integrated appliances opening out onto the patio and garden, and a utility/cloakroom.

First Floor

Master bedroom with en-suite and walk in wardrobe, family bathroom and two further bedrooms. Both bedrooms two and three have vaulted and beamed ceilings with a useful mezzanine area; bedroom two has a drop-down ladder for access to the mezzanine.





Outside

Honeysuckle Cottage is well located towards the centre of the High Street and is approached by a footpath leading to the front porch. A low-level brick wall retains the remainder of the front garden flower beds. To the side of the property, a shared driveway gives access to the enclosed rear garden and to the oversized garage.

The kitchen/dining/family room opens out onto the west facing patio with borders enclosed by brick walls retaining well planted raised flower beds with steps leading up to the driveway, garage and garden. Beyond the garage is a further patio with the remainder of the garden mostly laid to lawn with a gravelled footpath and bordered with mature flower beds and a productive vegetable patch.

Honeysuckle Cottage has been sympathetically extended and is presented in excellent condition throughout.





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.

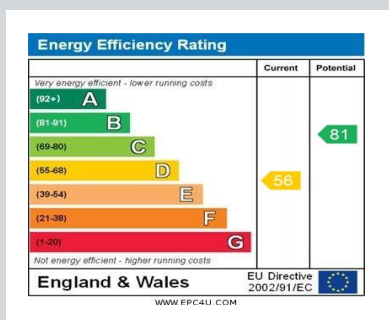
Services

The following services are connected to this property: 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 – Tel:0300-1267000.

Council Tax Band - C



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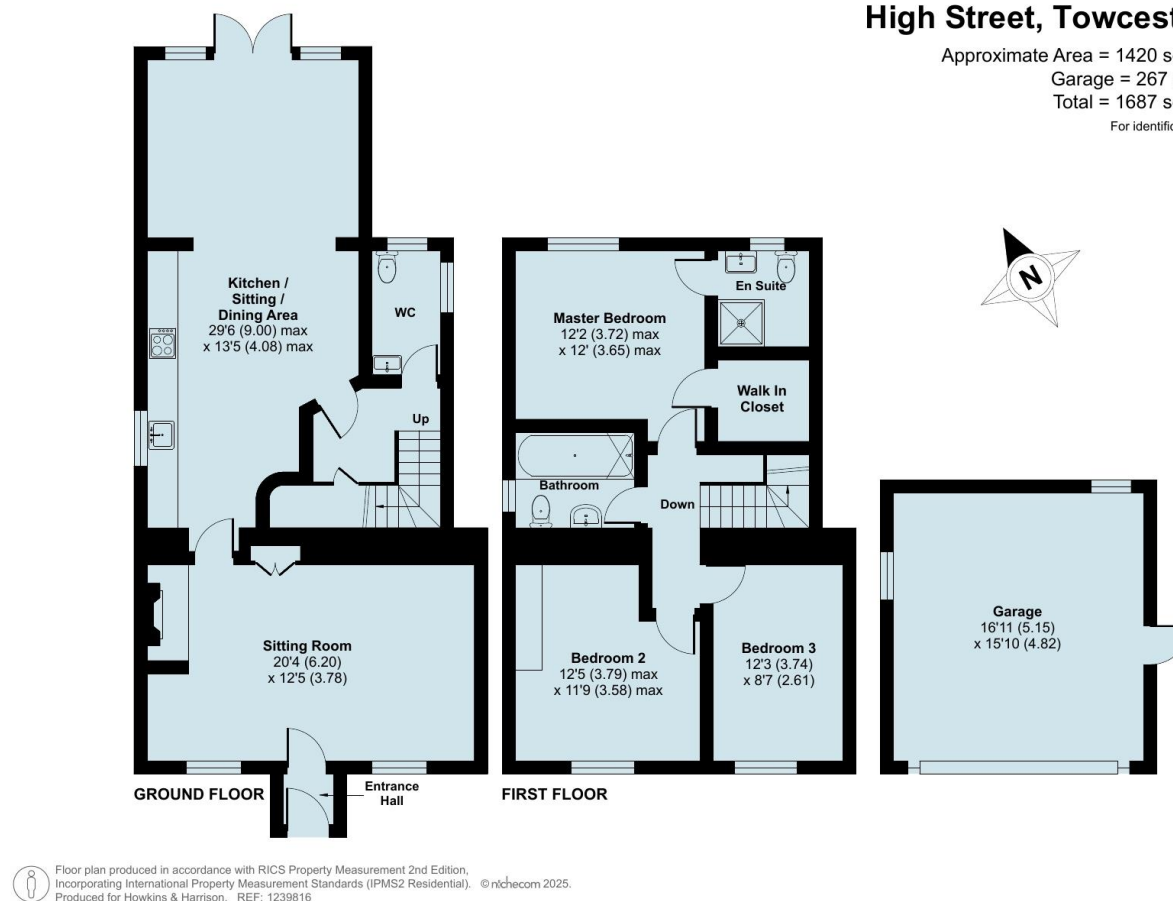
High Street, Towcester, NN12

Approximate Area = 1420 sq ft / 131.9 sq m

Garage = 267 sq ft / 24.8 sq m

Total = 1687 sq ft / 156.7 sq m

For identification only - Not to scale



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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