



77 High Street, Ascote, Northamptonshire, NN12 8NW

HOWKINS &
HARRISON

77 High Street, Astcote,
Northamptonshire, NN12 8NW

Guide Price: £400,000

A three bedroom character Victorian cottage, situated on the edge of this popular village with farmland views. Of particular note is the total plot of approximately 0.2 acre, with off-road parking to the front, and an access road to the rear leading to a large garage, large outbuilding, further storage, a large lawned and cultivated garden, patio seating area, in addition to which is a courtyard garden directly to the rear of the property.

Features

- Character Victorian Cottage
- Three Bedrooms
- Sitting Room with Woodburner
- Kitchen / Dining Room
- Utility / Boot Room
- Bath & Walk-In Shower
- Off-Road Parking
- Large Garage & Large Outbuilding
- Plot of 0.2 Acre Approximately
- Farmland Views
- EPC Rating - C



Situated in the South Northamptonshire countryside, Astcote is a pretty village annexed to the parish of Pattishall which boasts a church, parish hall, primary school with pre-school and nursery, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, a restaurant, and a variety of groups and societies. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesterians 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

The entrance porch and hallway opens into the large sitting room with lovely fireplace and inset wood-burning stove. The kitchen / dining room is comprehensively fitted and leads through to the large bathroom with luxurious bath and huge walk-in shower. The utility / boot room is off the kitchen and leads to the garden.

First Floor

The master bedroom has a W.C. and views over farmland. There are two further bedrooms.





Outside

There is off-road parking to the front, and an access road to the rear leading to a large garage, large outbuilding, further storage, a generous lawned and cultivated garden, patio seating area, in addition to which is a courtyard garden directly to the rear of the property. The total plot amounts to approximately 0.2 acre.



A three bedroom character Victorian cottage, situated on the edge of this popular village with farmland views. Plot totalling approximately 0.2 acres.





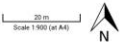
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Land App



Produced on Land App, Feb 18, 2025.
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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.

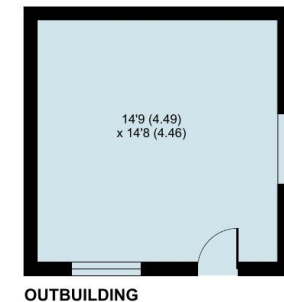
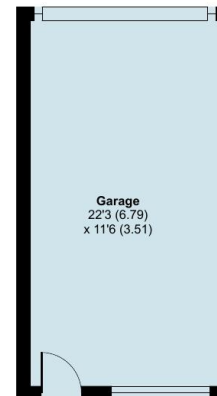
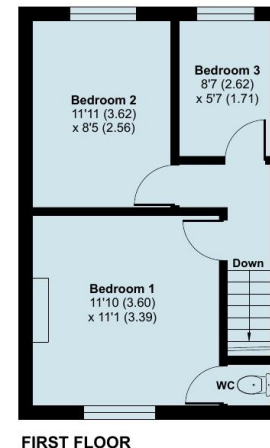
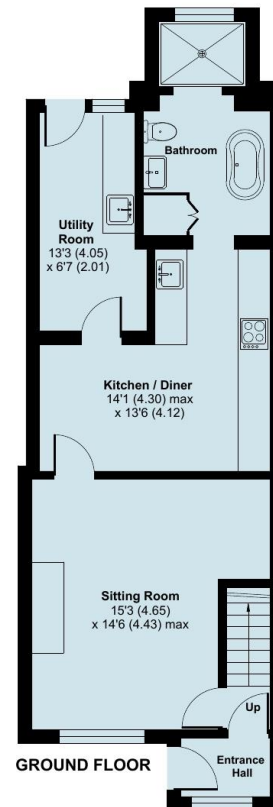
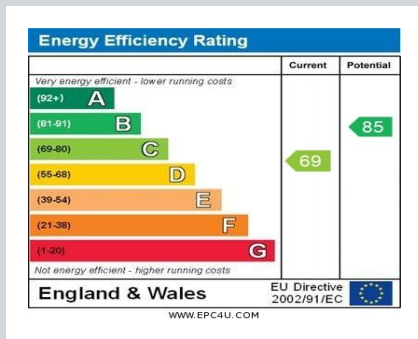
Services

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.

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - C



High Street, Astcote, Towcester, NN12

Approximate Area = 927 sq ft / 86.1 sq m
 Garage = 257 sq ft / 23.8 sq m
 Outbuilding = 216 sq ft / 20 sq m
 Total = 1400 sq ft / 129.9 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). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1242975

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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