



39 High Street, Whittlebury, Northamptonshire, NN12 8XH

HOWKINS &
HARRISON

39 High Street, Whittlebury Northamptonshire, NN12 8XH

Guide Price: £750,000

An exciting opportunity to acquire this substantial, detached bungalow set on approximately 0.51 of an acre. Situated in an enviable position within the sought-after village of Whittlebury, this individually designed property offers four bedrooms, two bathrooms, kitchen/breakfast room, utility room and two reception rooms, all extending to approximately 1,935 sq ft. Outside, there is a garage, driveway parking and large gardens.

Features

- Village location
- Detached bungalow
- Master bedroom with an en-suite
- Three further bedrooms and family bathroom
- Kitchen/dining room
- Two reception rooms
- Utility room
- Garage and driveway parking
- Approximately 0.51 of an acre gardens
- Energy rating E



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.



Accommodation

Entrance porch and hallway, spacious sitting/dining room with doors to the rear garden, kitchen/breakfast room with a range of fitted units, utility room, second reception room, master bedroom with an en-suite and doors to the rear garden, three further bedrooms and a family bathroom.





Outside

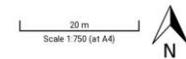
Entrance porch and hallway, spacious sitting/dining room with doors to the rear garden, kitchen/breakfast room with a range of fitted units, utility room, second reception room, master bedroom with an en-suite and doors to the rear garden, three further bedrooms and a family bathroom.

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An exciting opportunity to acquire this substantial, four bedroomed detached bungalow set on approximately 0.51 of an acre, with garage, driveway parking and large gardens.





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

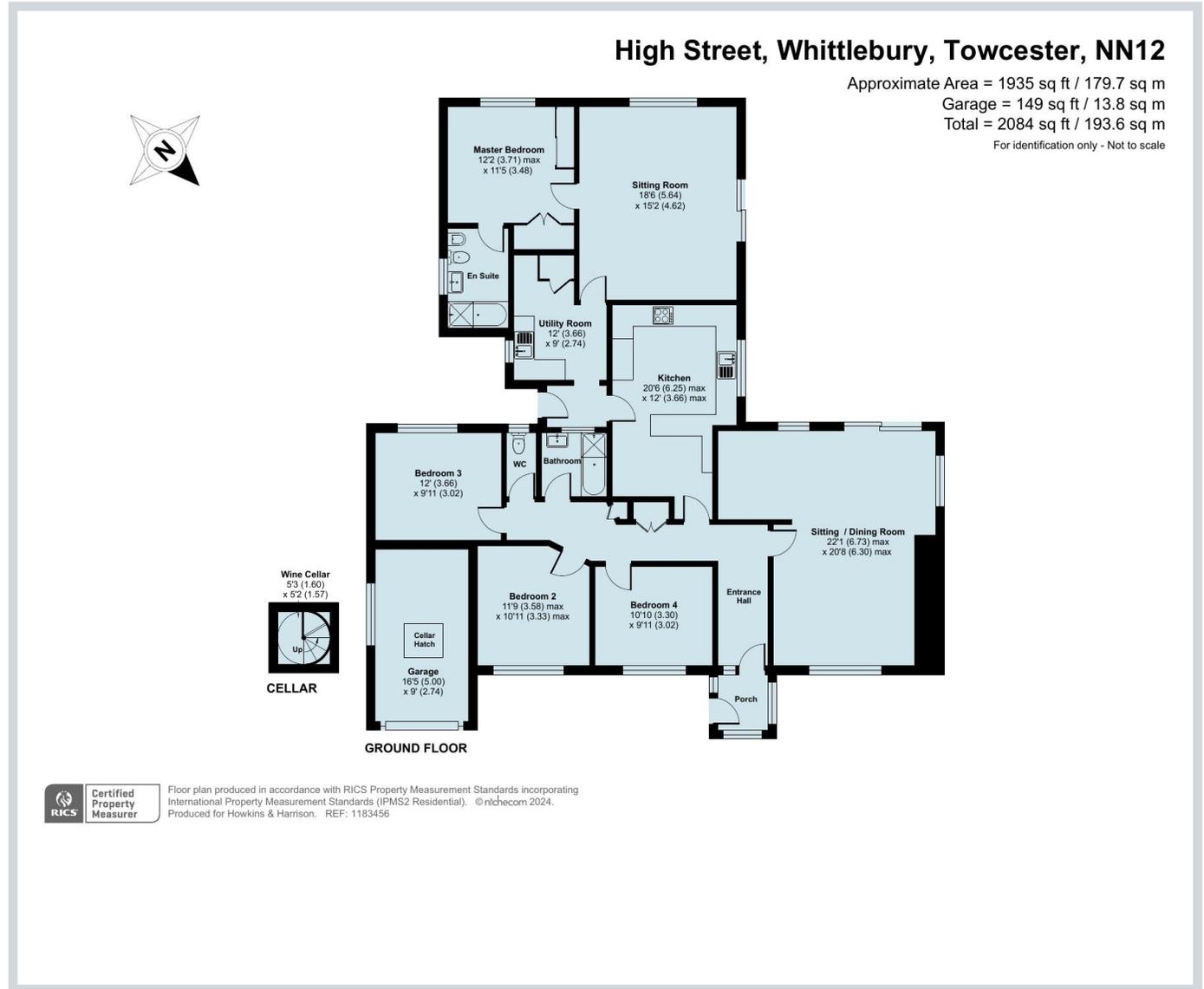
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity and drainage services. Oil fed boiler.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPCA.UK			



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.