



Rose Cottage, Browns Yard, Towcester, Northamptonshire, NN12 6SY

HOWKINS &  
HARRISON



Rose Cottage, Browns Yard,  
Towcester, Northamptonshire,  
NN12 6SY

Guide Price: £575,000

This delightful, detached cottage dates to the early 1800's and sits hidden in the centre of the thriving town of Towcester and within easy walking distance of the many amenities on offer. Boasting many original features, the cottage benefits from three bedrooms, three reception rooms and two bathrooms in addition to a study, an enclosed garden and off-road parking.

Features

- Detached character cottage
- Three bedrooms
- Family bathroom
- Dining room
- Sitting room & snug
- Kitchen & utility room
- Ground floor shower room
- Enclosed garden
- Off road parking
- Energy rating D



## Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the 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 and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters 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, dining room, sitting room and snug with dual sided wood burning stove, and a study. French doors open from the snug to the garden. The entrance hall further leads to the kitchen, utility room and shower room, and a door leads down to the cellar, currently used for storage.

## First Floor

There are three good size bedrooms and a family bathroom on the first floor.











## Outside

The property sits at the end of a small no-through road and is approached through double gates leading onto a gravel parking area in front of the property to one side of the garden. The remainder of the garden is mostly laid to lawn with mature flower beds and shrubs and there is a large, decked area for entertaining, and a side gate that leads out into the Sponne shopping centre.

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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.

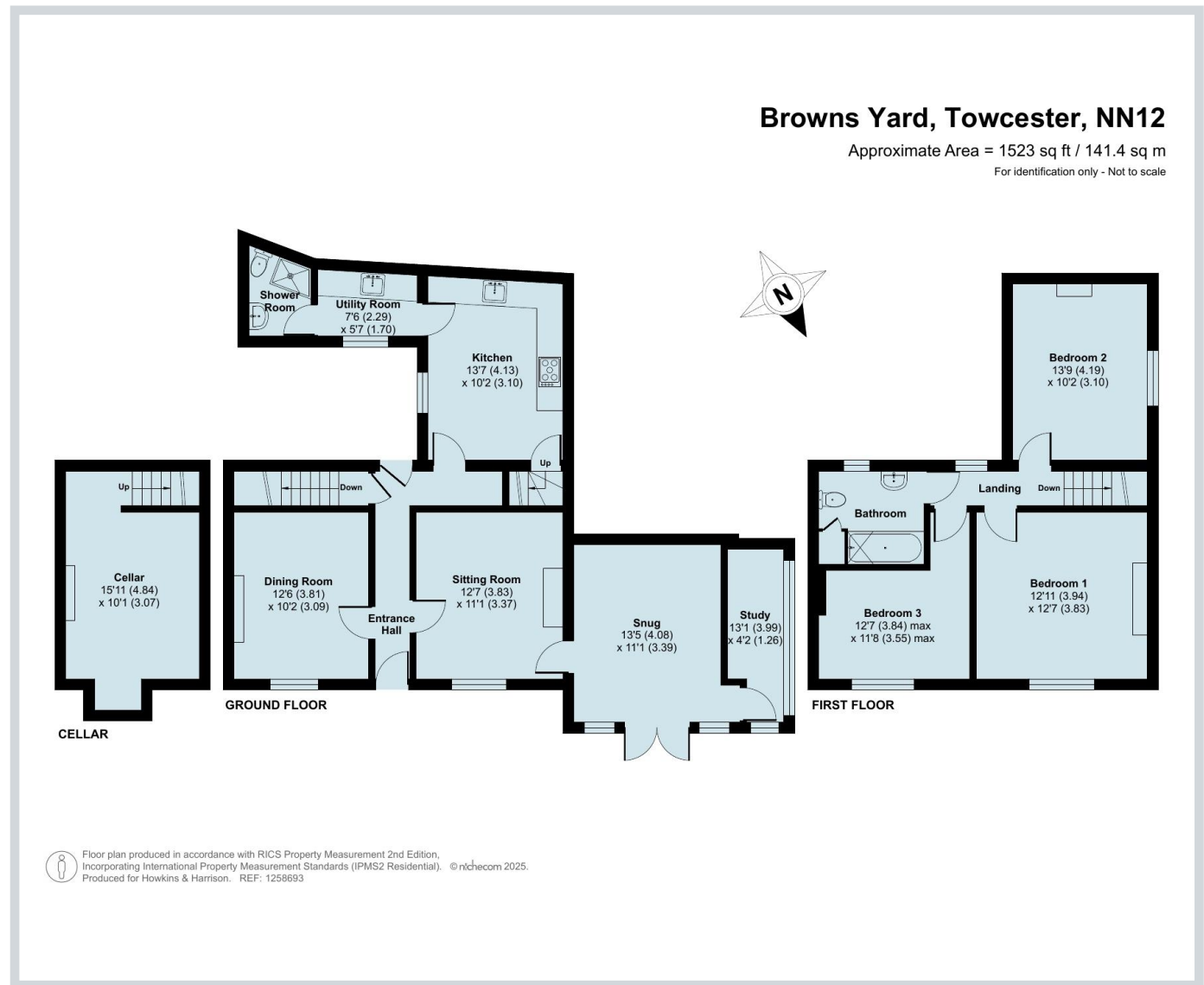
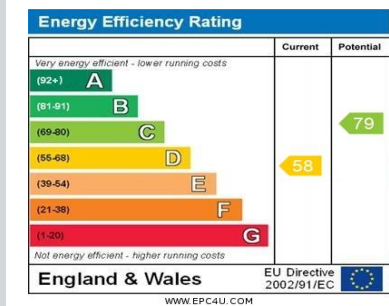
## Services

The following services are connected to this property: 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 - D



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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## Howkins & Harrison

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