



23 Acorn Way, Silverstone, Northamptonshire, NN12 8DQ

HOWKINS &
HARRISON

23 Acorn Way, Silverstone,
Northamptonshire, NN12 8DQ

Guide Price: £400,000

A three bedroom detached family home, constructed by David Wilson Homes, occupying a cul-de-sac location in the heart of the well serviced village of Silverstone. The property boasts sitting room, dining room, kitchen, cloakroom, master bedroom with en-suite, two further bedrooms and family bathroom. There is driveway parking, single garage, south facing rear garden and additional space to the side of the property.

Features

- Detached Family Home
- Three Bedrooms
- Master En-Suite Plus Family Bathroom
- Two Reception Rooms
- Kitchen & Ground Floor Cloakroom
- Off-Road Driveway Parking
- Single Integral Garage
- Cul-De-Sac Location
- South Facing Rear Garden
- Additional Outside Space
- EPC Rating: C



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 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

There is a storm porch opening into the entrance hall, complete with cloakroom and a door to the integral garage. There are two reception rooms, connected by glazed double doors, and a fitted kitchen.

First Floor

The spacious landing opens to the master bedroom complete with en-suite shower room, there are two further generous bedrooms and a family bathroom.

Outside

There is a tarmac driveway which has been extended to provide off-road parking for at least two cars, leading to the integral single garage. There is additional land to the left hand side, also owned by the property. The rear garden is generous in size, fully enclosed, and enjoys a Southerly aspect.

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.

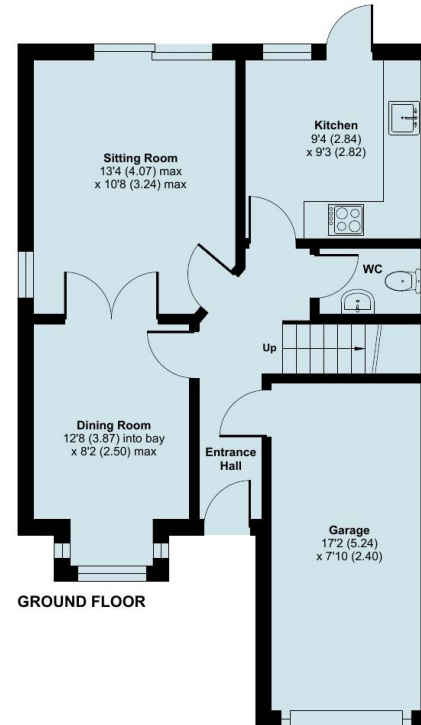
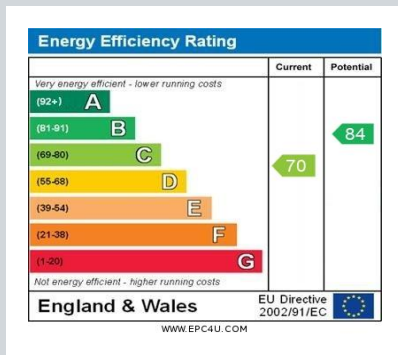
Services

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



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Howkins & Harrison. REF: 1250905

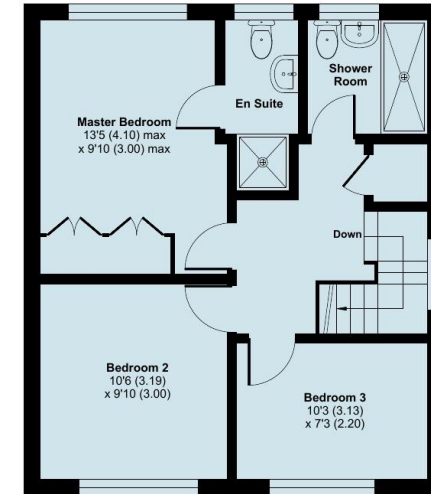
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Approximate Area = 929 sq ft / 86.3 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



FIRST FLOOR

Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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