



Park View House, 16 Earls Farm Way, Towcester, Northamptonshire, NN12 6FA

HOWKINS &  
HARRISON



Park View House.  
16 Earls Farm Way, Towcester,  
Northamptonshire, NN12 6FA

Guide Price: £1,000,000

A substantial and immaculate family home extending to approximately 2,400 sq ft, enjoying the thriving town of Towcester, yet nestled in the historic parkland at Wood Burcote. Constructed in 2020 to an individual and high specification design, the accommodation comprises spacious entrance hall, cloakroom, beautiful “live-in” kitchen, sitting room, office / playroom, utility room, four double bedrooms and three bathrooms. There is gated driveway parking, a double garage and gardens backing onto ancient parkland.

Features

- Substantial detached family home
- In excess of 2,400 sq ft of accommodation
- Constructed in 2020
- Individual, high specification design
- Stunning “live-in” kitchen
- Sitting room & Office
- Utility room & cloakroom
- Four bedrooms & three bathrooms
- Double garage & gated driveway parking
- Enclosed, maturing gardens
- Backing onto historic parkland
- EPC Rating: B



## 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

The elegant porch leads into the generous hallway which has the cloakroom off, and leads through to the stunning, open-plan, live-in kitchen complete with large central island. The sitting room benefits from a wood burning stove, there is a large study / office / playroom, and a generous utility room. The ground floor benefits from underfloor heating.

## First Floor

The impressive landing leads to the en-suite master bedroom with a range of built-in wardrobes, the second bedroom is also en-suite, there are two further double bedrooms and a family bathroom.











## Outside

Double wooden electric gates open to a block-paved parking area, which in turn gives access to the detached double garage. The garden has a generous patio area, with the remainder of the garden laid to lawn, enclosed by park railings and a beautiful maturing hedge. There is a gate which opens directly into the adjacent parkland.



## Agents Note

The property was constructed in 2020, to a high specification and benefits from a Buildzone Guarantee, which runs until 2030.







## 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.

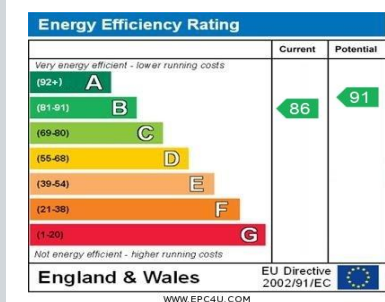
## Services

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 - G



## Howkins & Harrison

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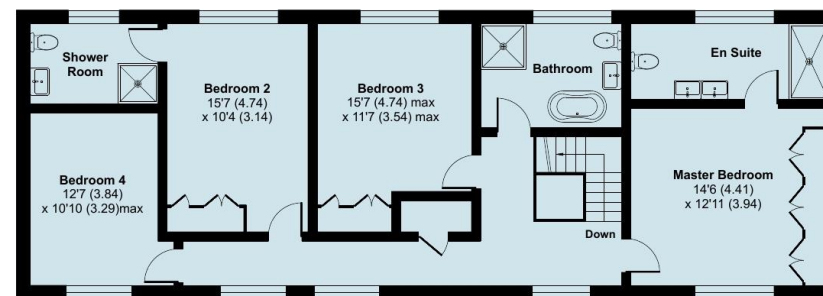
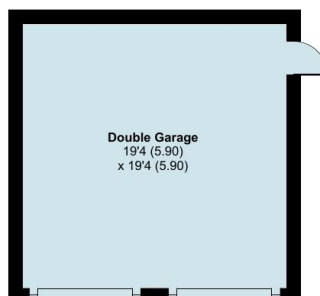
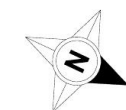
## Earls Farm Way, Towcester, NN12

Approximate Area = 2401 sq ft / 223 sq m

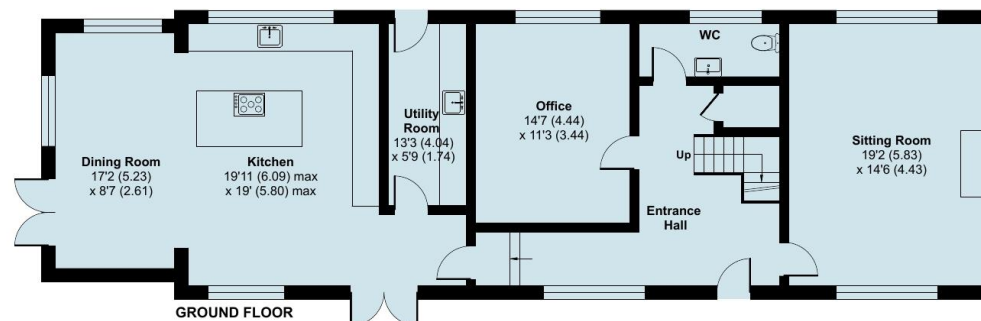
Garage = 375 sq ft / 34.8 sq m

Total = 2776 sq ft / 257.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1265165

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