



Wheelwright Cottage, Townsend, Maidford, Northamptonshire, NN12 8HG

HOWKINS &
HARRISON

Wheelwright Cottage.
Townsend, Maidford,
Northamptonshire.
NN12 8HG

Guide Price: £460,000

Privately situated on the edge of the sought-after village of Maidford, this delightful, detached cottage is full of character. Extending to approximately 1,142 sq ft, the accommodation includes a kitchen/breakfast room, spacious sitting/dining room, cloakroom, three bedrooms and a family bathroom. Outside, the property boasts a generous garden extending to approximately one third of an acre, and ample driveway parking.

Features

- Character cottage
- Edge of village location
- Three bedrooms
- Family bathroom
- Kitchen/breakfast room
- Sitting/dining room
- Approx. 1/3 acre plot
- Ample driveway parking
- Scope to extend, subject to PP
- Energy rating F



Location

Maidford is a delightful rural village with a parish church and village hall approximately 6 miles North West of Towcester. There is good access to the A5, A43, M1 and M40. Train stations at Milton Keynes, Northampton and Long Buckby offer services to London Euston with journey times of around one hour.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

Entrance hall with cloakroom, with a doorway to the kitchen/breakfast room, with a range of fitted units, leading to the spacious sitting/dining room with a feature fireplace. The ground floor further benefits from a double bedroom.

First Floor

On the first floor, is the master bedroom with fitted wardrobes, a further bedroom and family bathroom.





Outside

The long driveway leads to a gravelled area providing off-road parking for several cars. There is a pedestrian gate from the roadside with path leading to the front porch and door. The generous plot extends to approximately one third of an acre, and backs on to open farmland.

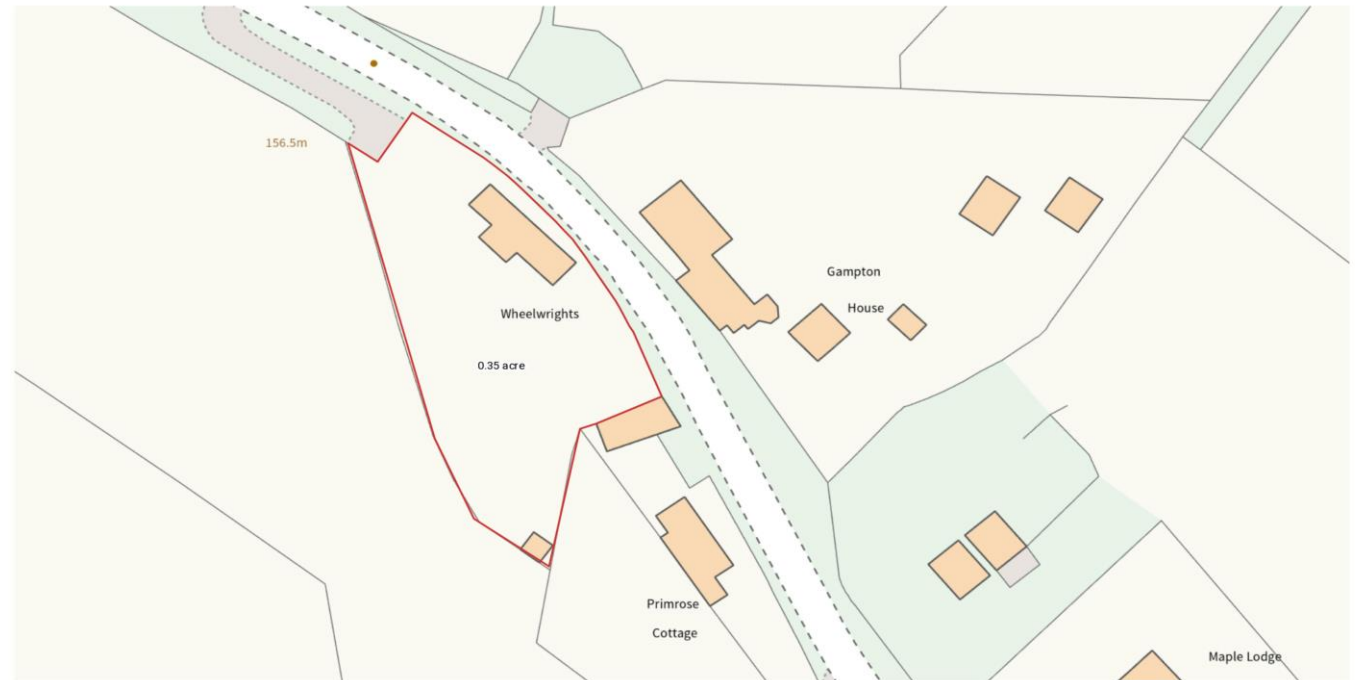
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

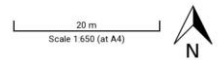
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Land App



Produced on Land App, Mar 28, 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: 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.

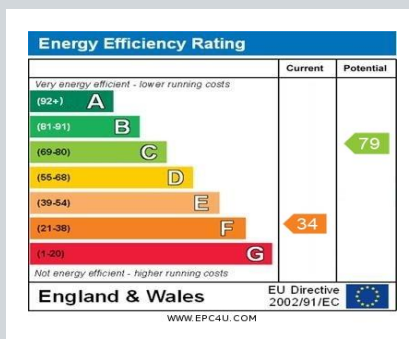
Tenure & Possession

The property is Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



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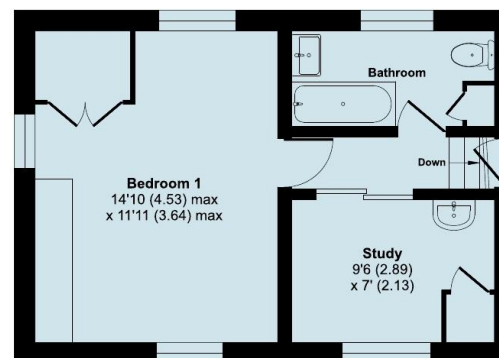
Townsend, Maidford, NN12

Approximate Area = 1142 sq ft / 106 sq m

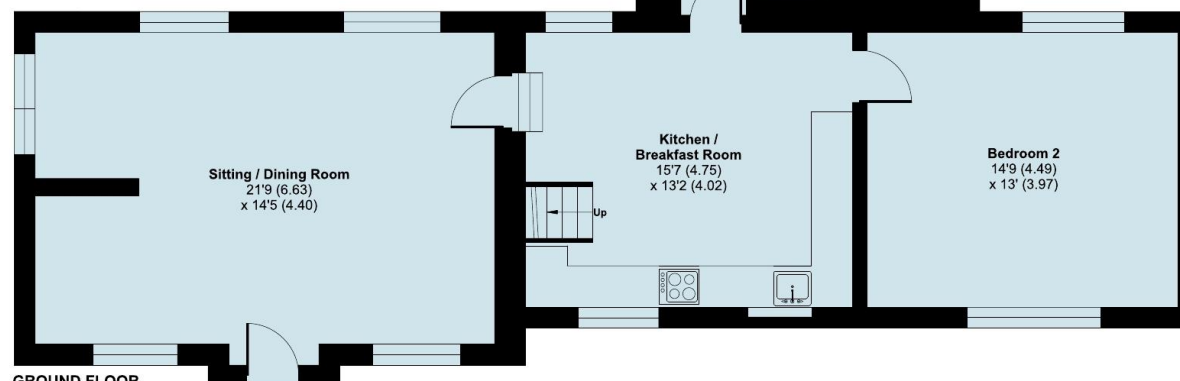
Outbuilding = 15 sq ft / 1.3 sq m

Total = 1157 sq ft / 107.3 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). © nichcom 2025. Produced for Howkins & Harrison. REF: 1264917

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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