



Rose Holme Cottage
35 High Street, Paulerspury, Northamptonshire, NN12 7NA

HOWKINS &
HARRISON

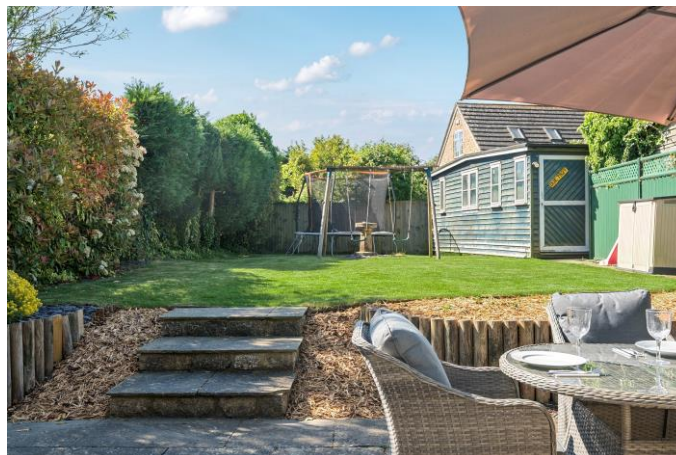
Rose Holme Cottage.
35 High Street, Paulerspury,
Northamptonshire, NN12 7NA

Guide Price: £600,000

Set in the sought after village of Paulerspury, this deceptively spacious property boasts 1757 sq ft of accommodation including a live in kitchen/dining/sitting room with bi-fold doors opening onto the garden. The remaining accommodation extends to four bedrooms (three of which are on the ground floor) and two bathrooms. The property is presented in excellent condition throughout and further benefits from ample off-road parking, and a large timber workshop in the garden.

Features

- Detached village property
- Master bedroom en-suite
- Three further ground floor bedrooms
- Family bathroom
- Live in kitchen/dining/sitting room
- South facing garden
- Substantial timber outbuilding
- Ample off road parking
- No onward chain
- Energy rating C



Location

The picturesque village of Paulerspury lies approximately 3 miles south of the market town of Towcester and 10 miles north of Milton Keynes along the A5 road. The village has a primary school with pre-school, recreation ground with play equipment, doctors' surgery, church, village hall and public house. A petrol station with Budgens mini-supermarket is situated at the junction of Grays Lane on the A5.

There is good access to the M1 motorway at junction 15a, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 55 minutes respectively.

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.



Ground Floor

Entrance hall, spacious open plan live-in kitchen/dining/sitting room with bi-fold doors opening to the garden. The kitchen benefits from a range of built in units and integrated appliances including a microwave oven, oven and hob and a dishwasher. The ground floor also benefits from three ground floor bedrooms and a family bathroom.

First Floor

Stairs rise from the entrance hall to a galleried landing leading to the master en-suite bedrooms with views over the garden and ample fitted wardrobes.





Outside

The property sits towards the centre of the sought after village of Paulerspury and is approached by a gravel driveway offering ample parking and leading to the front door. A courtesy gate leads to the rear garden.

To the rear of the property, the south facing garden is enclosed on all sides with a large patio entertaining area. To the rear of the garden is a substantial timber workshop measuring 22 ft x 15 ft with power connected.



Agents Note

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





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

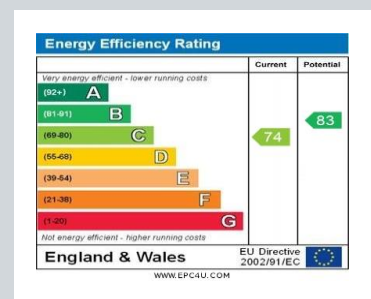
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

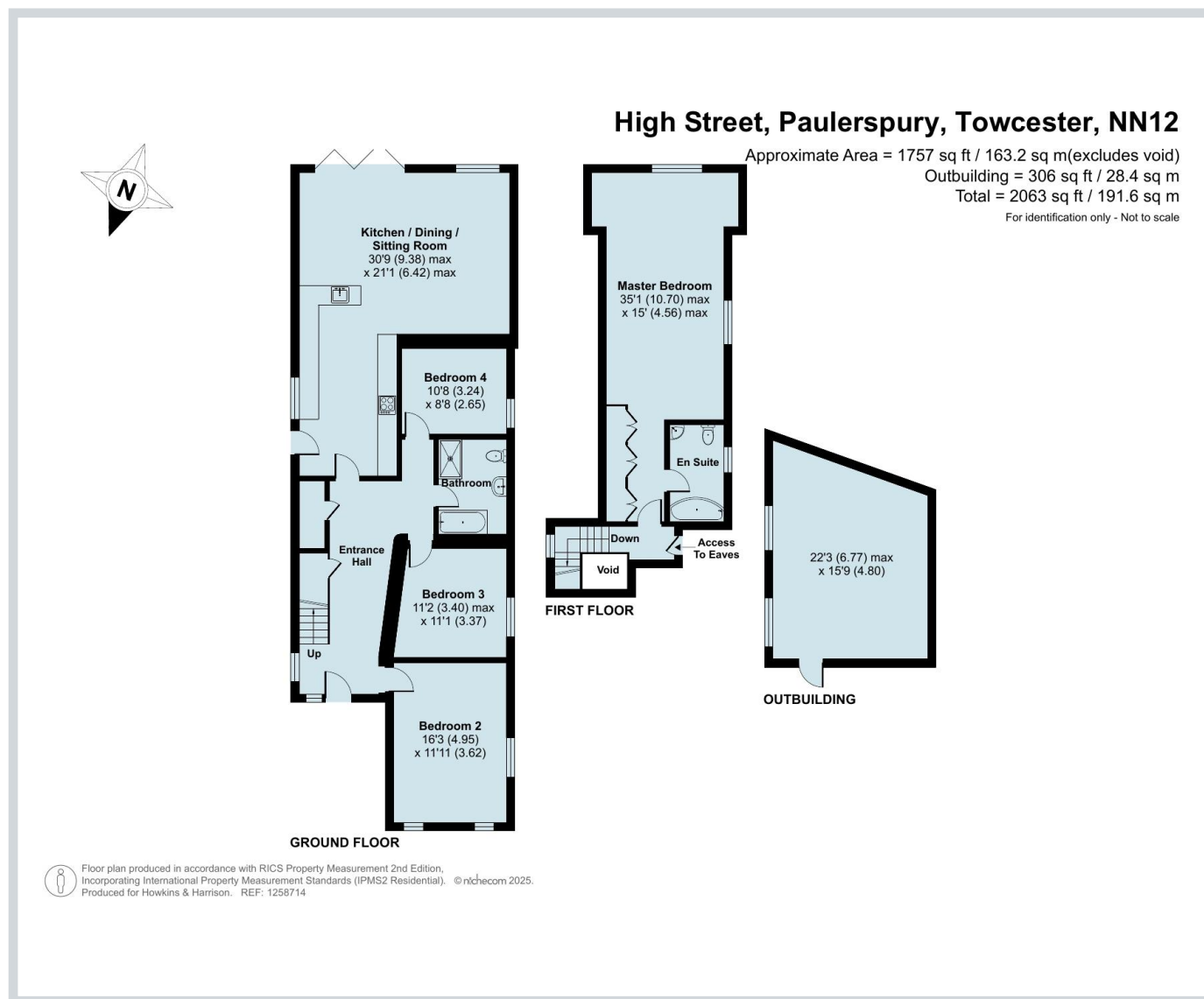
Council Tax Band - E



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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.



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