



18 The Crescent, Pattishall, Northamptonshire, NN12 8JS

HOWKINS &
HARRISON

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Guide Price: £475,000

A charming, character, stone and brick, detached cottage, formerly the village Post Office, situated in the heart of this popular village overlooking the village green and church beyond. The versatile accommodation comprises entrance hall, sitting room, family room, office, study, kitchen / dining room, ground floor shower room, three bedrooms and two bathrooms. There is an attached garage / store, off-road parking and an enclosed, landscaped, south-westerly facing garden.

Features

- Detached character cottage
- Former village Post Office
- Three bedrooms
- Three bathrooms
- Kitchen / dining room
- Three reception rooms
- Attached garage / store
- Off road parking
- Landscaped rear garden
- Overlooking village green
- EPC Rating: F



Location

Situated in the pretty South Northamptonshire countryside, the parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, farm shop, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, pub/restaurant, and a variety of groups and societies. 'Pattishall in the Park' is an annual music festival. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including the A5, M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.



Ground Floor

The hallway opens to the well appointed kitchen / dining room, with a range of fitted units and integrated appliances, and a door to the garden. At the front of the property is the former Post Office, which now forms an office and small study, offering great potential for additional living space or work from home options. Behind which is the sitting room, complete with a multi-fuel stove. At the rear is the family room with shower room adjacent, offering great opportunity for a ground floor bedroom.

First Floor

There are three generous first floor bedrooms, one of which has an en-suite shower room. There is also a lovely four-piece family bathroom, complete with large roll-top bath and separate shower.





Outside

There is off-road parking which provides access to the garage / store, this has been reduced in size but ideal for many uses, with a door into the house. There is also a thoughtfully planted area on the far side of the property.

To the rear of the property is the private, south-westerly facing garden, enclosed by high fencing and original stone wall. There is a decked seating area with further raised garden with artificial grass, plus a useful electric awning.

Agents Note

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





Viewing Arrangements

Strictly by prior appointment via the selling agents,
Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

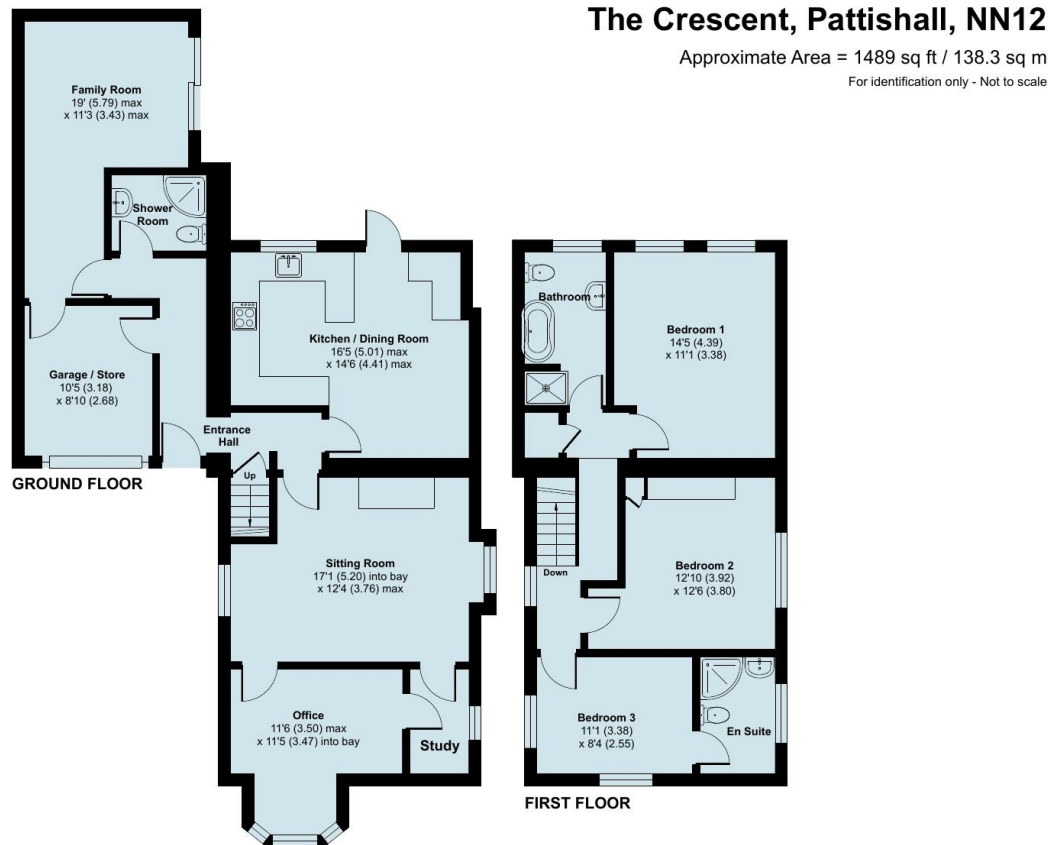
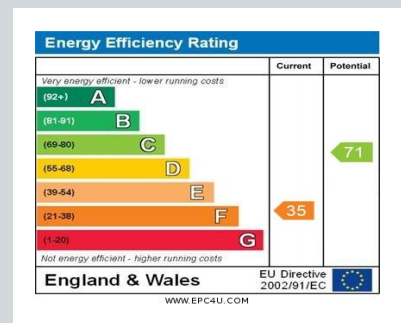
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property:
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. Oil fired central heating.

Tenure: Freehold

Local Authority: West Northamptonshire Tel:0300-1267000.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1270630

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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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.