



Orchard House, High Street, Paulerspury, Northamptonshire, NN12 7NA

HOWKINS &
HARRISON

Orchard House, High Street,
Paulerspury, Northamptonshire
NN12 7NA

Offers in Excess of: £800,000

Occupying a prominent position in the sought-after village of Paulerspury, this delightful Grade II Listed thatched cottage is full of charm and retains many original features. Offering four bedrooms (including two en-suite), three reception rooms, kitchen/dining room, beautiful gardens, a double garage and gated driveway parking. The property is presented in excellent condition throughout.

Features

- Prominent village location
- Grade II Listed cottage
- Master bedroom with an en-suite
- Bedroom two with an en-suite
- Two further bedrooms
- Family bathroom
- Kitchen/dining room
- Sitting room, dining room and study
- Large rear gardens
- Double garage and ample off-road parking



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, leading to the dining room, sitting room with feature fireplace, study/snug, kitchen with a range of fitted oak units and access to the rear garden. Bedroom two is located on the ground floor, with an en-suite shower room.

First Floor

Upstairs, the spacious master bedroom benefits from a walk-in wardrobe and en-suite, to include a shower and luxurious roll-top bath. There are two further bedrooms, and a family bathroom.





Outside

The property sits in a prominent position on the High Street and is approached by a gravel driveway, providing ample off-road gated parking and access to the double garage with a workshop at the rear. The garage has all services available and is double wall insulated and has great potential for other uses, subject to relevant permissions.

The beautiful, south-westerly facing garden is mostly laid to lawn, with numerous seating areas, mature shrubs, fruit trees and a vegetable patch. There is a useful store and Summerhouse included.

Agents Note

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

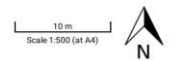
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Land App



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Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 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.

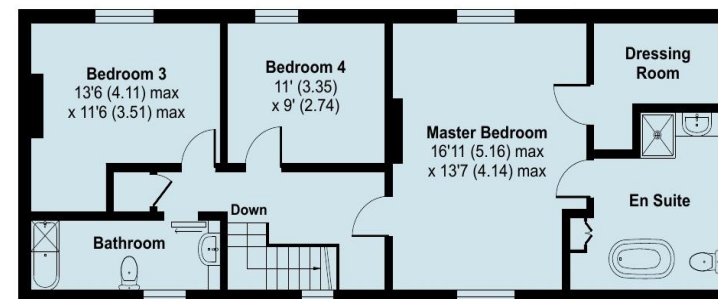
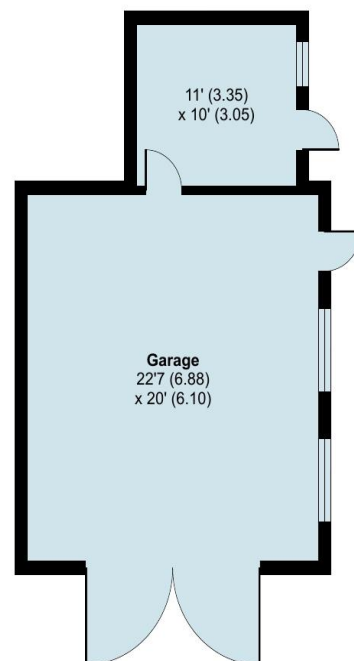
Local Authority

West Northamptonshire Council – 0300 126 7000

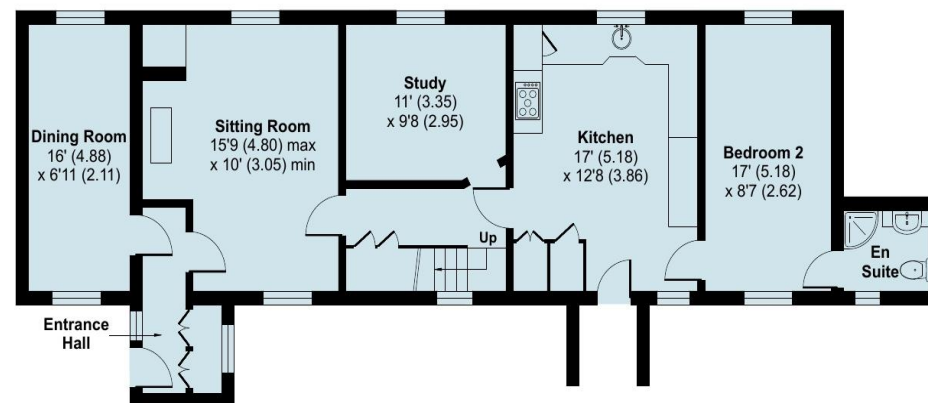
Council Tax Band – G

Tenure: Freehold

This property is Grade II listed therefore EPC information is not required.



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Howkins & Harrison. REF: 1177363

High Street, Paulerspury, NN12

Approximate Area = 1760 sq ft / 163.5 sq m

Garage = 569 sq ft / 52.9 sq m

Total = 2329 sq ft / 216.4 sq m

For identification only - Not to scale

Howkins & Harrison

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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.