



Beech House, 21 Mansion Gardens, Potterspury, NN12 7FD

HOWKINS &  
HARRISON



# Beech House, 21 Mansion Gardens, Potterspury, Northamptonshire, NN12 7FD

Offers in excess of: £800,000

Constructed by Francis Jackson Homes in 2013, this stunning, detached stone built property sits in prominent position within the highly regarded village of Potterspury. Beautifully presented throughout, the accommodation extends to approximately 2,207 sq ft, to include four bedrooms, three bathrooms, kitchen/dining room, utility and cloakroom, spacious sitting room, study and conservatory. Outside, there are generous landscaped gardens, ample off-road parking and a double garage.

## Features

- Detached, stone built property
- Built by Francis Jackson Homes 2013
- Village Location
- Master bedroom with en-suite and dressing room
- Bedroom two with en-suite
- Two further bedrooms and a family bathroom
- Kitchen/dining room
- Spacious sitting room
- Enclosed garden, double garage and driveway parking
- Energy Rating - B



## Location

The village of Potterspury is just off the A5 approximately six miles south of the market town of Towcester and one mile north of the vibrant town of Stony Stratford. It has a thriving village shop/post office, two public houses and a sports and social club. The 'outstanding' highly rated John Hellins primary school is in the village. Secondary education is available in nearby Deanshanger.

The A5 offers easy access to Milton Keynes and train station with approximately 30 minutes travelling time to London Euston. There is good access to the M1 motorway at junction 15a and also to the M40.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



## Ground Floor

Central entrance hall with a cloakroom, study, spacious sitting room with wood burning stove and air-conditioning unit, stunning kitchen/dining room with a range of fitted units and integrated appliances, porcelain tiled flooring with underfloor heating, separate utility room, and a conservatory, with doors leading to the rear garden.

## First Floor

On the first floor, the master bedroom benefits from an en-suite shower room and dressing room, bedroom two with fitted wardrobes, an en-suite shower room and air-conditioning unit, two further bedrooms and a family bathroom.











## Outside

Situated within the highly regarded village of Potterspurty, the property is approached by a driveway, providing ample off-road parking and access to the double garage. The landscaped front garden is mostly laid to lawn, with mature borders containing shrubs and mature trees. There is a pathway to the front door and a courtesy gate leading to the rear.

To the rear of the property, the west facing, private garden is mostly laid to lawn, with beautifully planted borders and trees, a useful potting shed, and a patio seating area under a pergola.

Constructed by Francis Jackson Homes in 2013, this stunning, detached stone built property sits in prominent position within the highly regarded village of Potterspurty.







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.

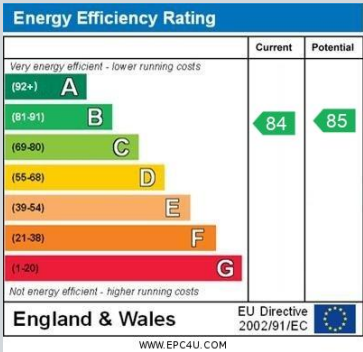
Services

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 gas, water, electricity, and drainage services. We understand the solar panels are owned outright and serve the hot water.

Local Authority

West Northamptonshire Council – Tel:0300 126 7000

Council Tax Band – F



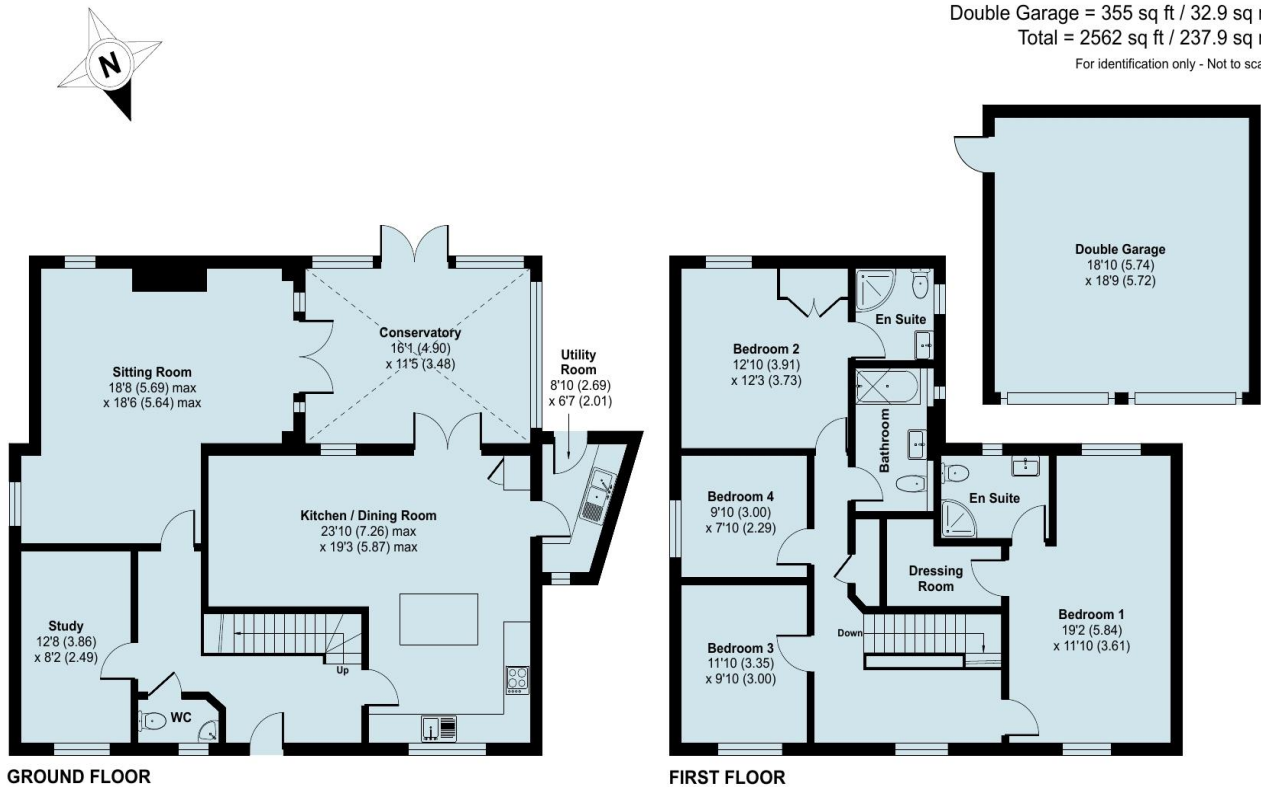
Mansion Gardens, Potterspury, Towcester, NN12

Approximate Area = 2207 sq ft / 205 sq m

Double Garage = 355 sq ft / 32.9 sq m

Total = 2562 sq ft / 237.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Howkins & Harrison. REF: 1194617

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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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