



Pear Tree Cottage, 12 Blakesley Hill, Greens Norton, Northamptonshire, NN12 8BP

HOWKINS &
HARRISON

Pear Tree Cottage

12 Blakesley Hill, Greens Norton,
Northamptonshire, NN12 8BP

Guide Price: £600,000

Set in the heart of the sought after village of Greens Norton, this quintessential stone cottage sits on a large plot with a generous and enclosed garden in addition to off road parking. Full of character and charm, the cottage is presented in excellent condition and further benefits from three bedrooms (one of which is on the ground floor), a bathroom and a ground floor shower room, two reception rooms, a kitchen, and a boot room.

Features

- Detached stone cottage
- Two first floor bedrooms
- One ground floor bedroom
- Family bathroom
- Ground floor shower room
- Two reception rooms
- Kitchen & boot room
- Extensive cottage garden
- Off road parking
- Energy rating D



Location

The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits from a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters 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

The front door leads into a spacious entrance hall/dining room with doors leading of to the sitting room with original beams and a wood burning stove set in the inglenook fireplace, a family room with beamed ceiling, ground floor bedroom and separate shower room, kitchen with a range of quaker style fitted units, and to the boot room where French doors open to the garden.

First Floor

The master bedroom has a vaulted ceiling and exposed original beams along with fitted wardrobes either side of the bed. There is a further double bedroom and a family bathroom with a freestanding bath and lovely views over the garden.





Outside

Situated within a few minutes' walk of the facilities in the centre of Greens Norton, the cottage is approached by a footpath leading to the front door. To the side is off road parking for two to three cars with double gates that open to the garden. To the front of the property the garden is mostly laid to lawn with well stocked cottage garden borders that include a pear tree. A side gate leads to the deceptively spacious rear garden where there are two patio areas. The garden is on two levels and mostly laid to lawn with mature and well stocked cottage garden borders and trees.

Agents Note

There is planning in place for a single storey rear extension to the property under planning reference: S/2019/0241/FUL.

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

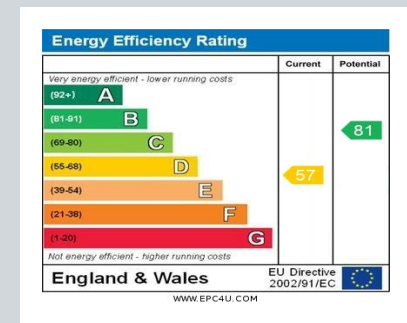
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: 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 Tax Band - F



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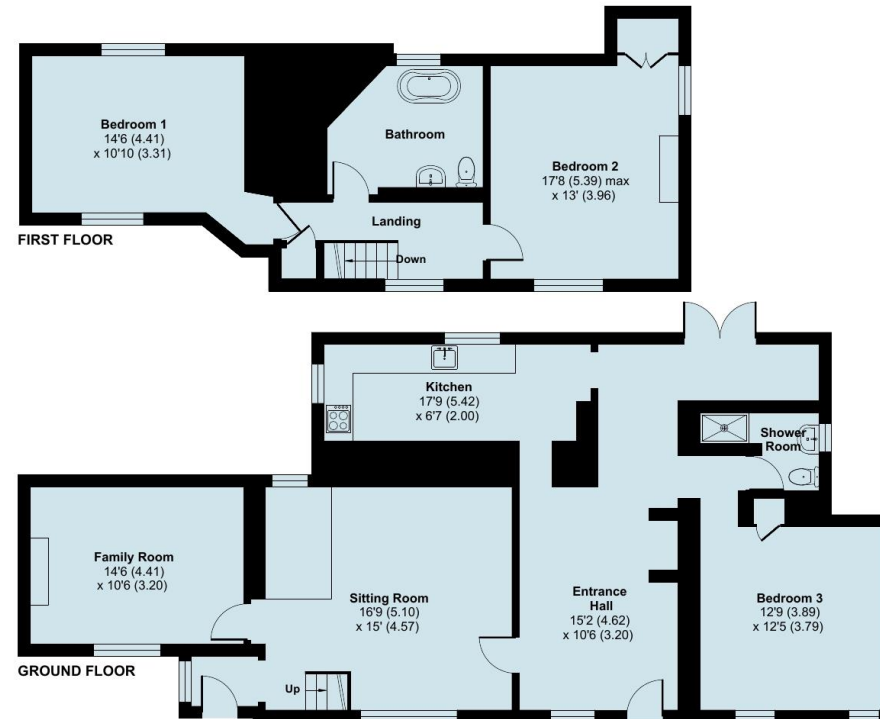
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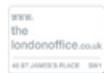
Approximate Area = 1671 sq ft / 155.2 sq m

For identification only - Not to scale



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: 1276627

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