



11 The Elms, Silverstone, Northamptonshire, NN12 8WD

HOWKINS &  
HARRISON



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Guide Price: £675,000

An immaculate stone semi-detached property constructed in a barn conversion style and well located in this courtyard development within the ever popular village of Silverstone. With lovely views from the back of the property over the protected pocket park, the well appointed and deceptively spacious accommodation extends to sitting room, study/playroom, kitchen/dining/family room, cloakroom, three first floor bedrooms (two with en-suite facilities) and a family bathroom, second floor master bedroom with luxurious en-suite. Outside there is driveway parking, a single garage, enclosed gardens, and a further communal garden area. The property is particularly appealing with beautiful features such as ledge and braced internal doors, timber windows and local stone. Internal viewing is highly recommended.

### Features

- Stone built semi-detached property
- Barn conversion style
- Second floor master bedroom with en-suite
- Three first floor bedrooms (two en-suite)
- Family bathroom
- Sitting room with additional Study/Playroom
- Spacious live in kitchen/dining room
- Enclosed garden
- Single garage and Driveway parking
- Energy rating- to be confirmed





## Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes and 50 minutes respectively.

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

Entrance hall, cloakroom, sitting room with feature remote controlled electric fire and leading to the study/playroom with a door leading onto the patio. The spacious kitchen/dining/family room has a range of fitted units and integrated appliances including a dishwasher, washer/dryer and Britannia range cooker incorporating an electric oven and gas hob. French doors open out from the kitchen to the patio area whilst a separate door leads to the garden.

## First Floor

Bedrooms two and three boast en-suites, with a further bedroom and family bathroom.

## Second Floor

Master bedroom with en-suite.











## Outside

The property is approached via a long shared gravelled driveway which leads to a parking area and double timber doors into the single garage. A thoughtfully planted garden creates privacy, and a stone path leads to the front door. A side gate leads to the rear garden.

To the rear of the property, the garden is enclosed on all sides and includes a recently constructed shed. Immediately outside the kitchen and study is a patio area perfect for entertaining. There is a small, decked seating area and a further gravelled area with the remainder of the garden being laid to lawn.

Adjacent to the driveway is a further communal garden area which can be enjoyed by the residents.

## Agents Note

The communal areas of The Elms are looked after by a management company of which all the owners of the property form part of the committee. The current contribution levels are £25 pcm per property. This fund goes towards the maintenance of the communal garden areas and driveway.

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







## Viewing

Strictly by prior appointment via the selling agents.  
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 services.

Tenure: Freehold

Local Authority: West Northamptonshire Council.  
Council Tax Band - F

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AWAITING EPC



Total Area: 2292 ft² ... 213.0 m² (excluding garage)  
All measurements are approximate and for display purposes only

## Howkins & Harrison

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