



Sycamore House, 2 Mill Lane, Greens Norton, Northamptonshire, NN12 8BB

HOWKINS &  
HARRISON



Sycamore House, 2 Mill Lane,  
Greens Norton, Northamptonshire,  
NN12 8BB

Guide Price: £835,000

This beautifully presented, individually designed detached property is situated within the sought-after village of Greens Norton. Extending to approximately 2,163 sq ft, the property offers spacious and flexible family accommodation, to include a stunning live-in kitchen/dining/living room, utility, and cloakroom, two reception rooms, study, four spacious bedrooms and three bathrooms. The property further benefits from ample driveway parking, a garage, and enclosed, landscaped gardens.

Features

- Individual detached, stone-built property
- Beautifully presented throughout
- Four bedrooms
- Three bathrooms
- Kitchen/dining/living room
- Sitting room and family room
- Utility room and cloakroom
- Ample driveway parking and garage
- Landscaped gardens
- Energy rating C



## 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 Towcesterians 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, with stairs rising to the first floor, and a doorway to the stunning kitchen/dining/living room featuring a central island/breakfast bar and with a bespoke range of fitted units and integrated appliances, and patio doors leading to the rear garden. Off the kitchen, is a separate utility room, with a door to the garage. The triple aspect sitting room is complete with a wood burner, and there is a further family room, study, and cloakroom.

## First Floor

The master bedroom boasts fitted wardrobes and an en-suite shower room. The second bedroom benefits from en-suite and useful eaves storage. There are two further bedrooms and a family bathroom.











## Outside

The property is approached by a gated driveway offering ample off-road parking and access to the garage, with a fitted EV charger.

The enclosed, thoughtfully planted gardens extend around the property, mostly laid to lawn with mature shrubs, raised flower beds and well stocked borders. To the rear of the property, there are two patio seating areas, one of which sits below an oak frame gazebo.

## 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

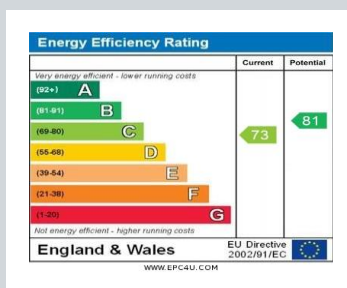
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

## Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

## Council Tax Band - F



## Mill Lane, Greens Norton, Towcester, NN12

Approximate Area = 2163 sq ft / 200.9 sq m

Garage = 225 sq ft / 20.9 sq m

Total = 2388 sq ft / 221.8 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). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1263992

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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## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
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