



Annesley, Plum Park Lane, Paulerspury, Northamptonshire, NN12 7NN

HOWKINS &
HARRISON

Annesley, Plum Park Lane,
Paulerspury, Northamptonshire,
NN12 7NN

OIEO: £750,000

An individual detached bungalow complete with two acre paddock and stables. This rarely available equestrian property extends to superb “live-in” kitchen / dining / family room, four bedrooms, three bathrooms, utility, in-and-out driveway providing extensive parking, and single garage. Of particular note is the rear garden which leads down to the stable block and beautiful two acre paddock which enjoys separate vehicular access.

Features

- Individual detached bungalow
- Suitable for equestrian use
- Two acre paddock & stables
- Four bedrooms
- Three bathrooms
- Superb “live-in” kitchen / family room
- Extensive driveway parking & Garage
- Paddock directly adjacent to garden
- Separate vehicular access to paddock
- EPC Rating: D



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.



Accommodation

The storm porch opens to a generous hallway which leads through to the superb “live-in” kitchen / dining / family room with double doors opening to the garden and overlooking the paddock. There is useful utility room off the kitchen. The master bedroom has a dressing room and en-suite, the second bedroom also has an en-suite, the third bedroom is also a generous double bedroom, the fourth bedroom makes for a good study, there is also a family bathroom.





Outside

There is a generous “in-and-out” driveway which provides off-road parking for several vehicles and access to the single garage. The rear garden is lawned and provides direct access to the stables, hay store and tack room, beyond which is the superb two acre paddock, ideal for equestrian or alternate use. We are advised there is a separate vehicular access around the rear of Plum Park Lane properties, rejoining the High Street / Grays Lane.

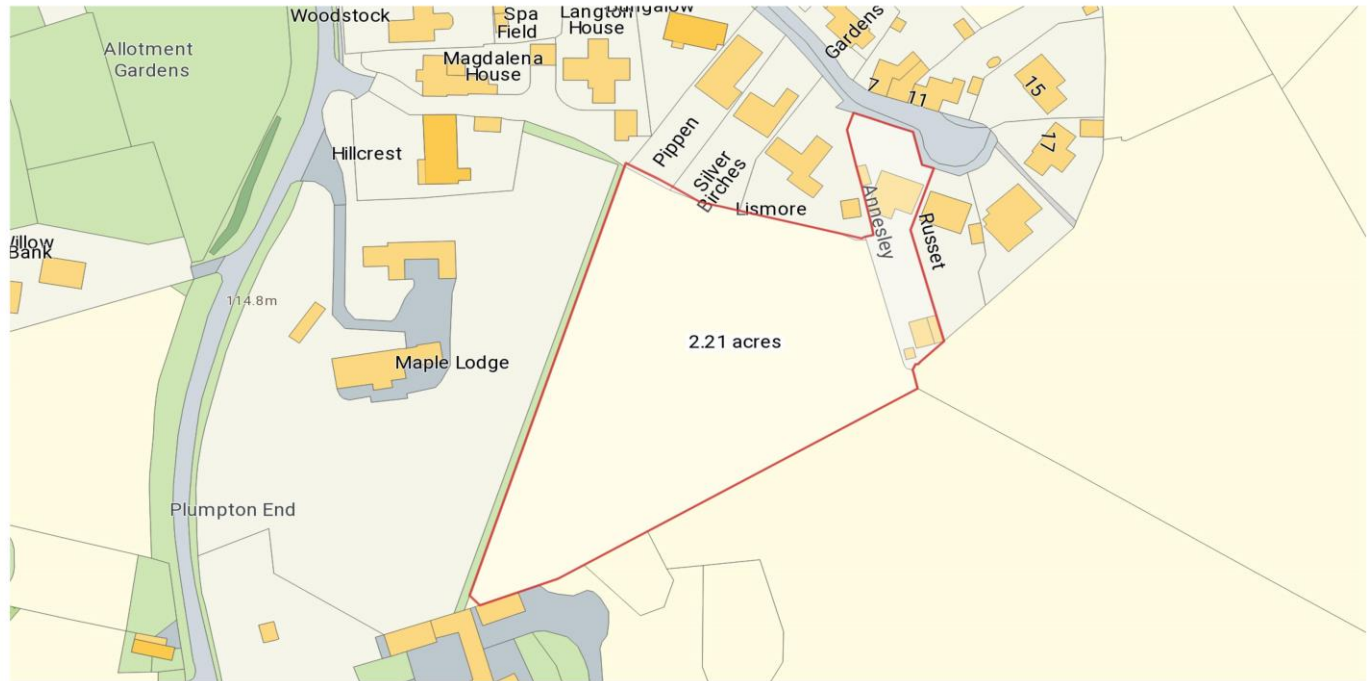
Agents Note

We understand there to be an historical uplift / overage on the paddock, equating to 50% of the uplift in value, we are trying to establish the concise details as we write.

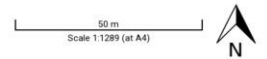
Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.

**HOWKINS &
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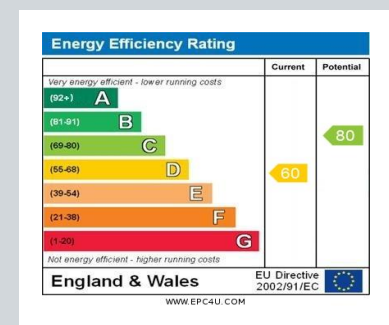


Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

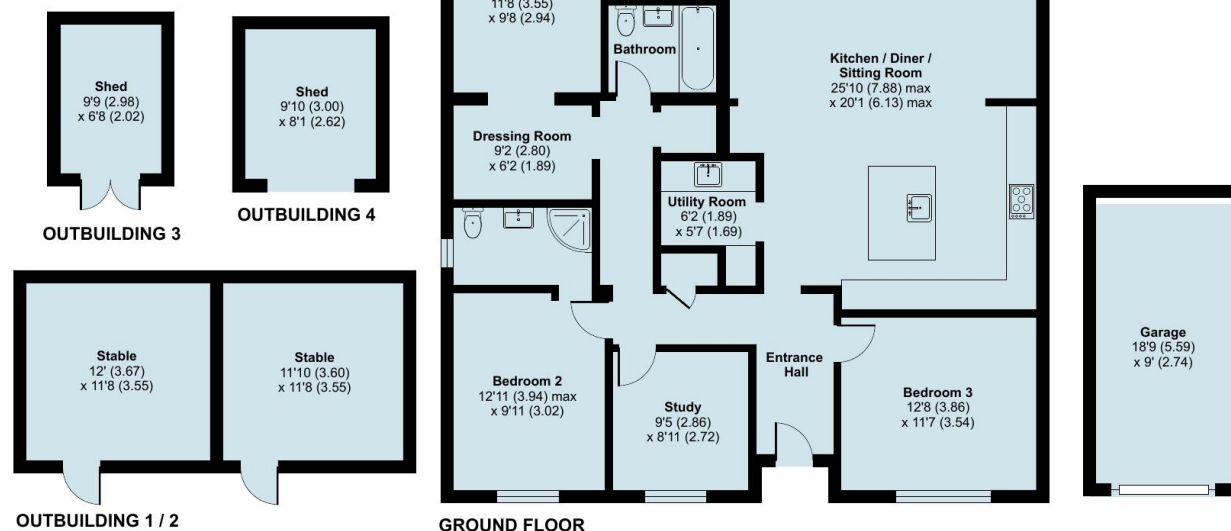
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

The following services are connected to this property: 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.

Local Authority: West Northamptonshire Council



Approximate Area = 1423 sq ft / 132.2 sq m
Garage = 168 sq ft / 15.6 sq m
Outbuilding = 427 sq ft / 39.6 sq m
Total = 2018 sq ft / 187.4 sq m



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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