



## 2 Sharpe Street, Towcester, NN12 6FB

**Guide Price £895,000**

A stunning, detached family home built in 2018 by Redrow Homes beautifully positioned in parkland setting within the popular Burcote Park development, within easy reach of the centre of Towcester. The well appointed accommodation extends to sitting room, study, spacious kitchen/dining room, utility, cloakroom, four bedrooms and three bathrooms.

Outside, the property further benefits from generous gardens, plentiful driveway parking and a double garage.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX





## TOWCESTER

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with 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 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.

## GROUND FLOOR

Central entrance hall, with stairs rising to the first floor, and access to the cloakroom, study, and dual aspect sitting room, complete with a wood burning stove. From the sitting room, doors open to the spacious kitchen/dining room, with a range of fitted units, integrated appliances and bi-fold doors leading to the patio. Off the kitchen, is a separate utility room. The ground floor benefits from underfloor heating throughout.

## FIRST FLOOR

The landing leads to the master bedroom with en-suite shower room and fitted wardrobes, the second bedroom, also benefiting from an en-suite and fitted wardrobes, with a further two bedrooms, and a family bathroom.

## OUTSIDE

There is a thoughtfully planted front garden bordered by a mature hedge, with a pathway leading to the porch. The gated driveway provides plentiful parking and access to the double garage, with a courtesy gate to the rear.

The fully enclosed rear garden is mostly laid to lawn, with a large patio seating area.

## 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 warrantied in any way.

## SERVICES

The following services are connected to this property :  
Mains 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.

## AGENTS NOTE tow

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

## FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

## LOCAL AUTHORITY

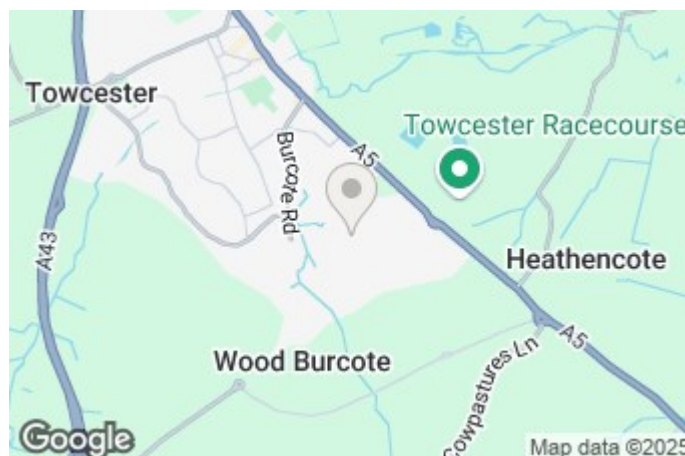
West Northamptonshire Council  
The Forum, Moat Lane  
Towcester, NN12 6AD

## COUNCIL TAX BAND

Band - F

## IMPORTANT NOTICE

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.



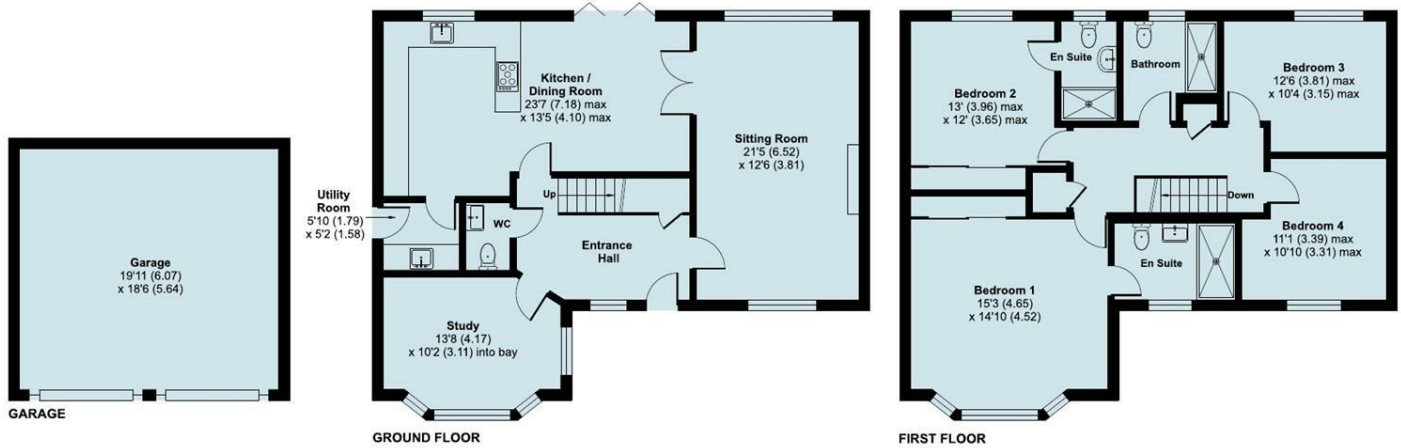
## Sharpe Street, Towcester, NN12

Approximate Area = 1788 sq ft / 166.1 sq m

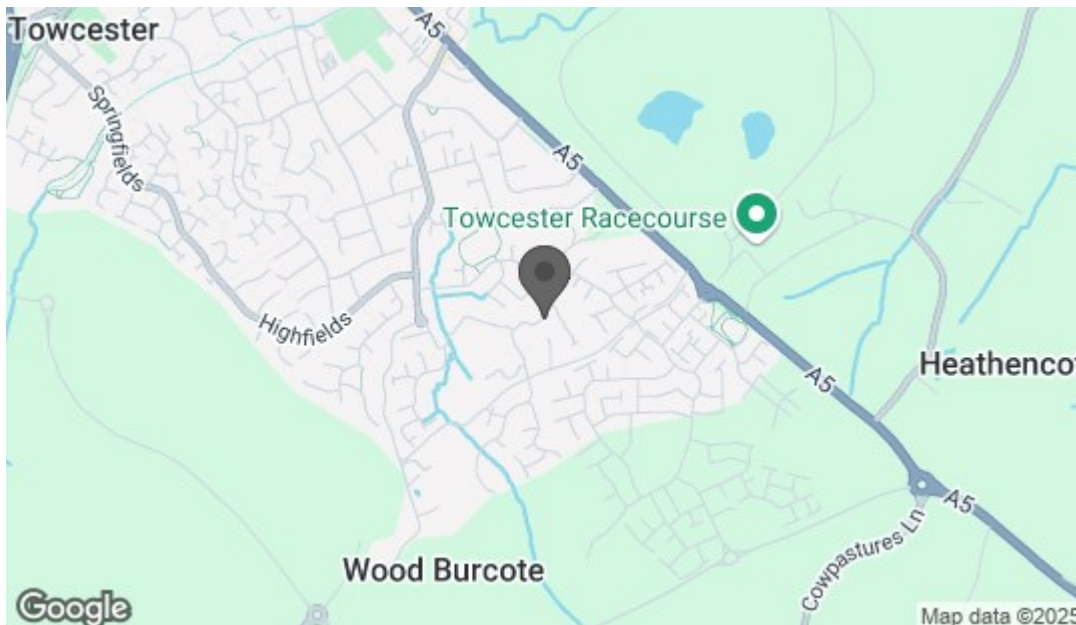
Garage = 368 sq ft / 34.1 sq m

Total = 2156 sq ft / 200.2 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). © n/checom 2025. Produced for Howkins & Harrison. REF: 1284508



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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