



40 Wappenham Road, Abthorpe, Northamptonshire, NN12 8QU

HOWKINS &  
HARRISON



40 Wappenham Road,  
Abthorpe, Northamptonshire,  
NN12 8QU

OIEO: £650,000

An exciting opportunity to acquire this stunning individually designed detached property set in the village of Abthorpe. Presented in excellent condition throughout, the accommodation extends to four bedrooms, three bathrooms, sitting room with wood burning stove, study, cloakroom, utility room and a spacious kitchen/dining/family room with bi-fold doors opening onto the south westerly facing garden, whilst driveway parking leads to the single garage.

#### Features

- Detached property
- Master bedroom & bedroom two en-suite
- Two further double bedrooms
- Family bathroom
- Sitting room
- Kitchen/dining/family room
- Study
- Garden
- Single garage & tandem driveway parking
- Energy rating A





## Location

The village of Abthorpe lies some three miles from Towcester and two miles from Silverstone and has a delightful village green, church and Public House. There is good access to the A43, M1 and M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes.

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.

Nearby primary schools are found in Silverstone and Greens Norton with Towcester having both primary and secondary schools. High speed Broadband is available through the Tove Valley Community Broadband Service.



## Ground Floor

Finished to a high standard throughout, the entrance hall has doors off to the sitting room with wood burning stove, the study, the cloakroom, and to the spacious kitchen/family/dining room. The kitchen has a range of bespoke fitted units and integrated appliances under quartz worksurfaces and leads on to the utility room. From the dining area, bi-fold doors lead to the patio and garden beyond.

## First Floor

Both the master bedroom and bedroom two are en-suite, with fitted wardrobes in bedroom two. There are two further double bedrooms and a luxurious family bathroom.









## Outside

The property sits in the sought after village of Abthorpe and within easy striking distance of the thriving market town of Towcester and is approached by a block paved driveway offering parking for three vehicles and leading to the single garage. To the front of the property is a garden edged with a picket fence, and a courtesy gate leads to the rear garden. To the rear of the property, the south westerly facing walled garden has a patio entertaining area with the remainder of the garden is mostly laid to lawn and edged with thoughtfully planted borders, and there is a courtesy door leading into the garage.

## Agents note

There are solar panels on the roof which contribute to the hot water and the highly efficient energy rating- owned outright.

High speed broadband is supplied by Tove Vally Broadband [www.tovevally.com](http://www.tovevally.com)







## 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

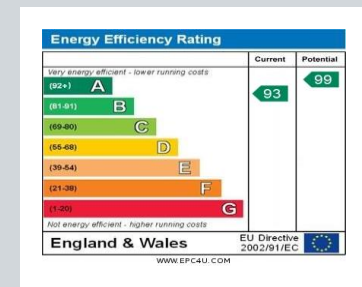
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



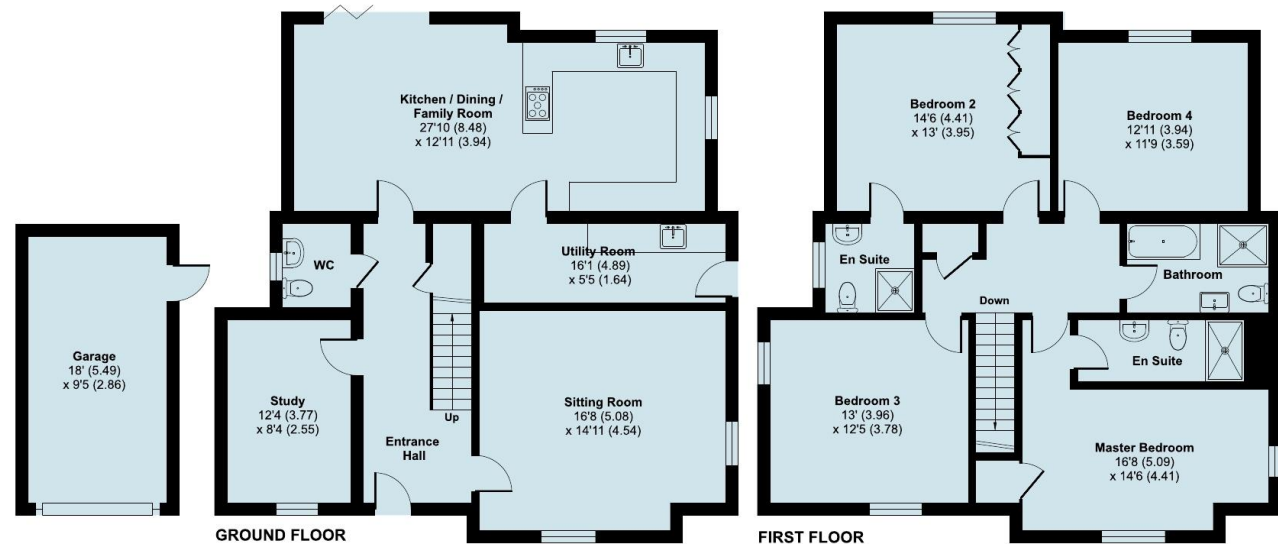
## Wappenham Road, Abthorpe, Towcester, NN12

Approximate Area = 1979 sq ft / 183.8 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 2148 sq ft / 199.5 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). © nichecom 2025. Produced for Howkins & Harrison. REF: 1296731

## Howkins & Harrison

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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.