



1 Showsley Cottage, Showsley, Northamptonshire, NN12 7RN

HOWKINS &
HARRISON

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Guide Price: £700,000

Privately situated within Showsley, yet conveniently located to Shutlanger and Towcester, this end terrace cottage occupies a stunning plot, extending to just under an acre. The individually designed accommodation extends to over 2,000 sq ft, to include a kitchen/breakfast room, separate dining room, sitting room, snug, utility/boot room and cloakroom, four generous bedrooms and two bathrooms. Outside, the cottage further benefits from a double garage, various outbuildings and driveway parking for numerous vehicles, and expansive gardens.

Features

- Total plot of 0.99 acres approximately
- Over 3,000 sq ft of accommodation and outbuildings
- Master bedroom en-suite
- Three further bedrooms and family bathroom
- Kitchen/Breakfast room with separate dining room
- Utility/Bootroom and Cloakroom
- Sitting room and snug
- Double garage with multi use room above.
- Plentiful driveway parking
- Extensive gardens with standalone Garden Room
- Energy rating C



Location

Showsley is a small hamlet which lies about two miles to the north east of Towcester, a small former market town in the south west corner of Northamptonshire, and at the junction of the A5 and the A43. The town of Towcester offers a good range of supermarkets, restaurants, local shops, and health and leisure centres. Schooling locally offers a wide range of well renowned public and private options. Showsley is well placed for access to the M1 and M40 as well as to the local towns of Northampton and Milton Keynes. Both towns offer good access to London bound trains (50 min / 35 minutes approx) to London (Euston) respectively.



Ground Floor

Entrance porch and hallway with cloakroom off, and stairs rising to the first floor. Kitchen/breakfast room with a range of fitted units and integrated appliances, with a separate utility/boot room. From the kitchen, is the dining area, with feature fireplace and wood burning stove, leading through to the triple aspect sitting room, enjoying patio doors opening to the garden. Double doors from the dining area lead to a separate snug, which also benefits from a wood burning stove.

First Floor

The master bedroom boasts vaulted ceilings, fitted wardrobes and a Juliet balcony enjoying views across the garden, plus an en-suite shower room. The second bedroom benefits from a walk-in shower and fitted wardrobes, with two further generous bedrooms and a family bathroom.





Outside

The cottage is approached by a gated driveway, providing ample off-road parking for numerous vehicles. The double garage is currently utilised as a workshop, with the loft area suitable for a variety of uses. The garage supports a bank of solar panels which are owned outright and currently bring an annual income of £600 per annum in addition to servicing the needs of the property. Approximately 13 years remaining on this current feed-in tariff.

The extensive, beautifully maintained gardens extend to approximately 0.99 of an acre, fully enclosed by mature trees and shrubs, creating a high degree of privacy. There is a large patio seating area, pond, roofed pagoda, tree house, cabin, and a generous vegetable patch enclosed by low level fencing. There is a useful garden shed, and a large outbuilding with power connected, currently utilised as a games room and storage, although could service office space if so desired.

Agents Note

It is the vendor's intention to insert a Development Uplift Clause into the sale contract in the sum of 30% of the uplift in value over 25 years, triggered by the granting of Planning Permission for additional property(ies).



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Land App



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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.

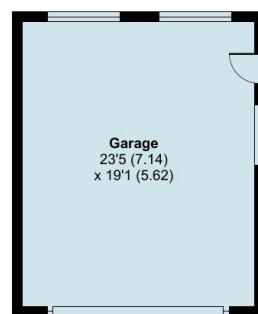
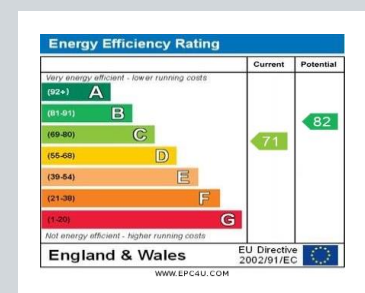
Services

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. Waste and water drainage serviced by means of a septic tank.

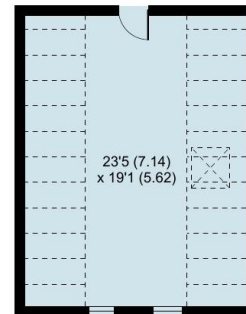
Tenure: Freehold

Local Authority- West Northamptonshire Council.

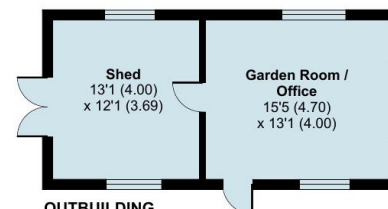
Council Tax Band - E



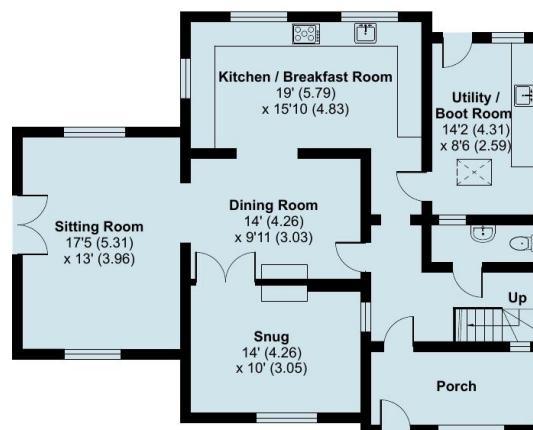
GARAGE GROUND FLOOR



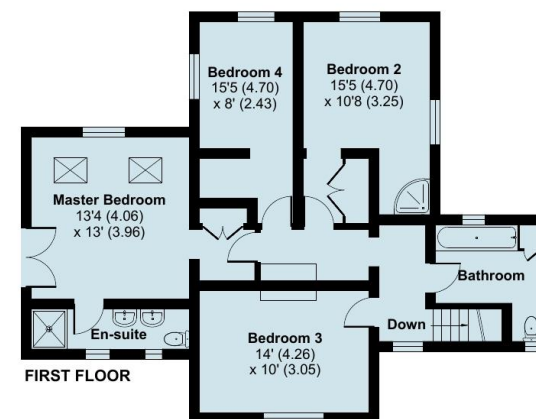
GARAGE FIRST FLOOR



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Howkins & Harrison. REF: 1293308

Showsley, Towcester, NN12

Approximate Area = 2059 sq ft / 191.2 sq m

Limited Use Area (s) = 235 sq ft / 21.8 sq m

Garage = 620 sq ft / 57.5 sq m

Outbuilding = 368 sq ft / 34.1 sq m

Total = 3282 sq ft / 304.6 sq m

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