



Englenook, 20 High Street, Paulerspury, Northamptonshire, NN12 7NA

HOWKINS &
HARRISON

Englenook, 20 High Street,
Paulerspury,
Northamptonshire, NN12 7NA

Guide Price: £475,000

Presented with no onward chain, this delightful, semi-detached cottage is set in an enviable position on the High Street in the sought-after village of Paulerspury. The accommodation has been extended, offering a kitchen/dining room, spacious sitting room and garden room, cloakroom, plus four bedrooms and a bathroom. Outside, the cottage further benefits from a rear garden and garage.

Features

- Semi detached Cottage
- Sought-after village location
- Four bedrooms
- Family bathroom
- Kitchen/dining room
- Spacious sitting room with wood burning stove
- Garden room
- Rear garden
- Garage
- Energy 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.



Ground Floor

Entrance hall, with a doorway leading to the spacious sitting room, complete with a wood burning stove. Double doors lead to the kitchen/dining room, with a range of fitted units, and a doorway leading to the rear garden. A garden room sits at the rear of the property, with double doors opening to the patio and garden beyond. The ground floor also benefits from a family bathroom.

First Floor

Four bedrooms, two with fitted wardrobes, and a cloakroom.





Outside

The cottage is approached by a gated footpath leading to the front door, with the remainder of the front garden thoughtfully planted, enclosed by a stone wall and hedge. A pathway leads to the rear garden, mostly laid to lawn with well stocked borders and a patio seating area. There is a brick built garden store, and a garage, suitable for a car and workshop/storage area.





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

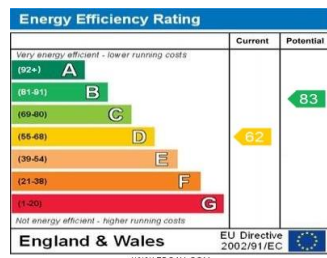
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

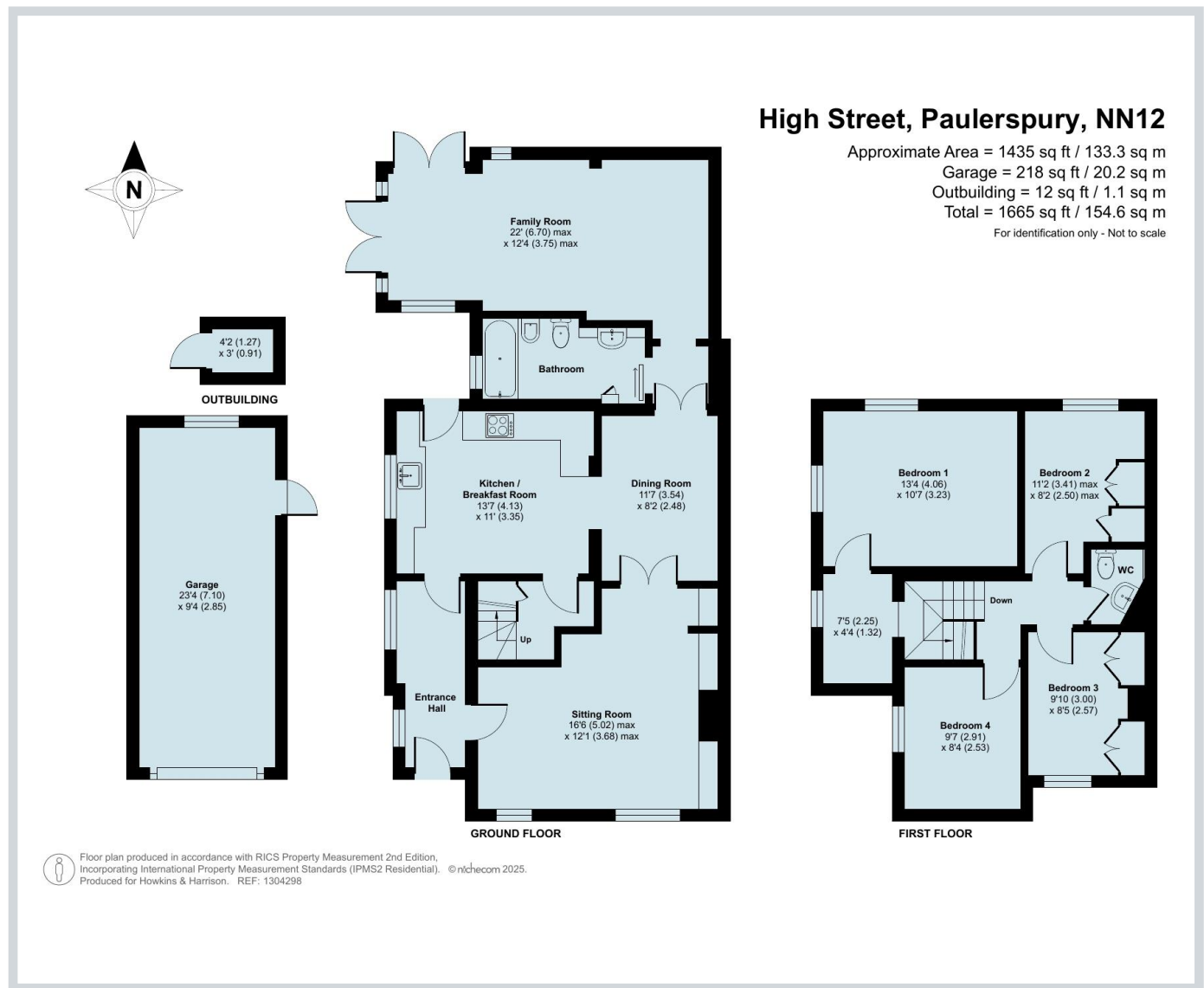
Council Tax Band - C



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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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