



26 Wappenham Road, Abthorpe, Northamptonshire, NN12 8QU

HOWKINS &  
HARRISON

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Northamptonshire, NN12 8QU

Guide Price: £450,000

This beautifully presented and deceptively spacious stone-built property is set within the delightful village of Abthorpe. The three storey accommodation includes a kitchen/breakfast room, sitting room, dining room, cloakroom, spacious master bedroom with en-suite, three further bedrooms and a family bathroom. Outside, the property enjoys an enclosed rear garden and ample driveway parking.

#### Features

- Village location
- Three storey stone-built property
- Kitchen/breakfast room
- Sitting room & dining room
- Cloakroom
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Enclosed rear garden & driveway parking
- Energy rating C



## 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

Entrance hall, with stairs rising to the first floor, and a doorway leading to the lovely sitting room, complete with a wood-burner. The sitting room leads to the dining area, with patio doors leading to the rear garden. The kitchen/breakfast room has a range of fitted units and integrated appliances, with a utility cupboard and patio doors to the rear. The ground floor also benefits from a cloakroom.

## First Floor

Off the first floor landing are three generous bedrooms, with a family bathroom.

## Second Floor

The spacious master bedroom boasts an en-suite shower room and useful eaves storage.





## Outside

The property is approached by the driveway providing tandem off-road parking for a number of vehicles. Steps lead to the front door, whilst the remainder of the front garden is thoughtfully planted, enclosed by a low-level stone wall.

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





## 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 warrantied in any way.

## Services

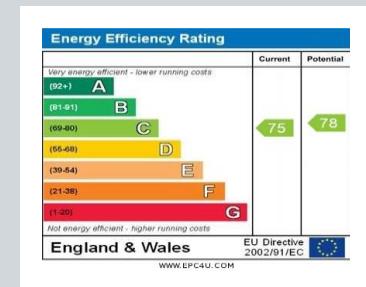
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575

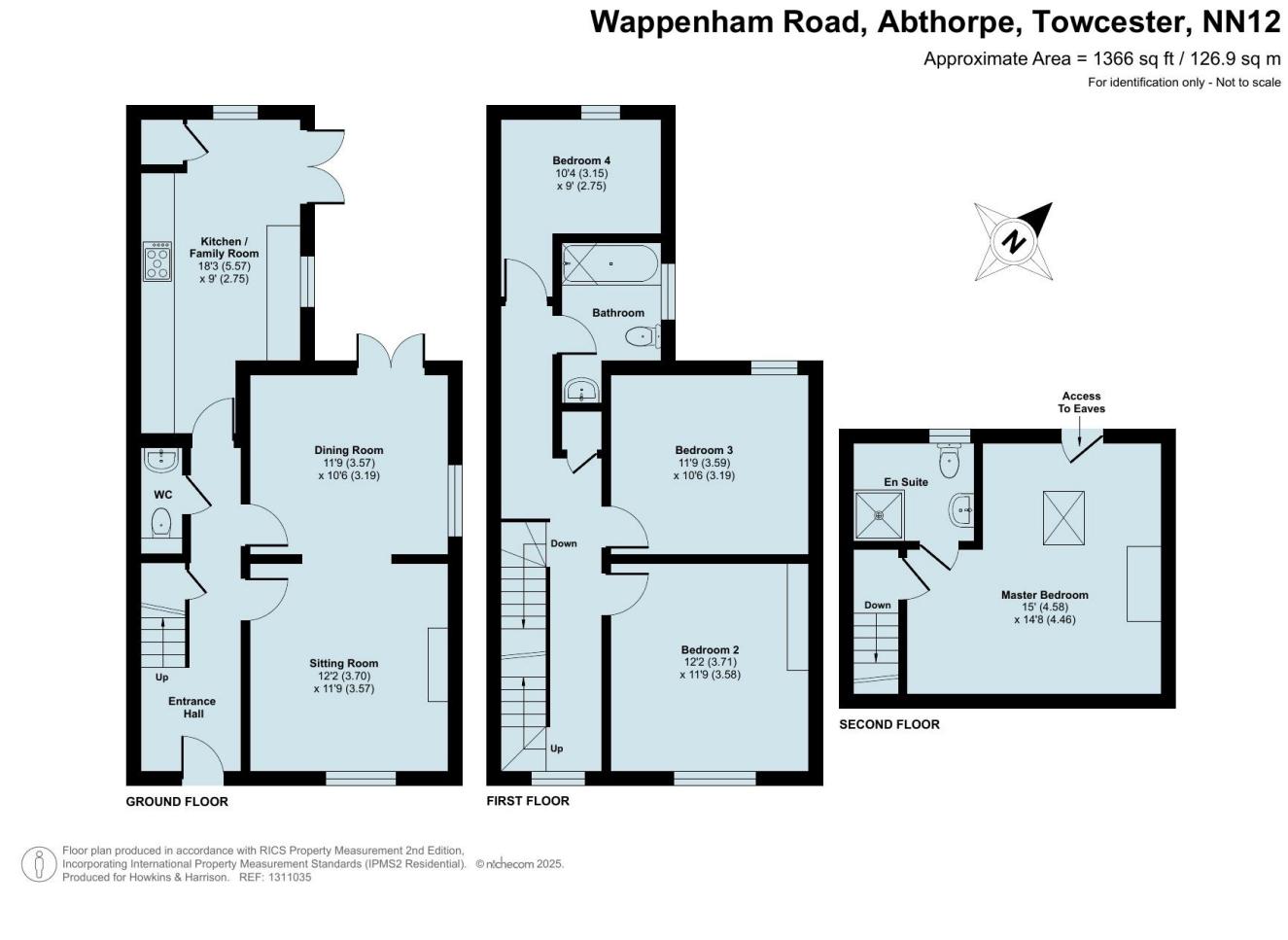
Email property@howkinsandharrison.co.uk

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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.



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