



4 Old Oak Drive, Silverstone, Northamptonshire, NN12 8DN

HOWKINS &
HARRISON

4 Old Oak Drive,
Silverstone, Northamptonshire,
NN12 8DN

Guide Price: £635,000

This substantial, detached family home is presented in excellent condition throughout, situated within the highly regarded village of Silverstone. The flexible accommodation extends to approximately 1,712 sq ft, to include a well-appointed kitchen/dining room, utility and cloakroom, spacious sitting room, additional reception room, four double bedrooms and two bathrooms. Built by David Wilson Homes, the property sits on a generous plot, with the added benefit of driveway parking, a detached double garage, electric car charging point and a private rear garden.

Features

- Detached family home
- Master bedroom with en-suite
- Three further double bedrooms & a wet room
- Kitchen/dining room
- Spacious sitting room
- Cloakroom & utility room
- Bay fronted reception room
- Private rear garden
- Driveway parking and double garage
- Energy rating C



Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 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

The central entrance hall leads to the well-appointed expansive kitchen/dining room, with a range of fitted units and integrated appliances, and patio doors leading to the rear garden. There is a separate utility area, as well as a ground floor cloakroom. The spacious oak floored sitting room benefits from a feature gas fireplace, and there is a further bay fronted reception room.

First Floor

The master bedroom benefits from an en-suite shower room and fitted wardrobes. There are three further double bedrooms, and a wet room.





Outside

The property is approached by a driveway offering ample off-road parking, electric car charging point, and access to the detached double garage. A footpath leads to the front door, whilst the remainder of the front garden is thoughtfully planted, enclosed by a low-level hedge.

To the rear of the property, the private garden is mostly laid to lawn, with two patio seating areas and well stocked borders. A vegetable patch is enclosed by a low-level fence, with steps leading to a further seating area, below an oak framed pergola. Multiple outdoor electric sockets add greater versatility to this outdoor space. Beyond the garage, is a useful outbuilding, currently utilised for garden storage.

Agents Note

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





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

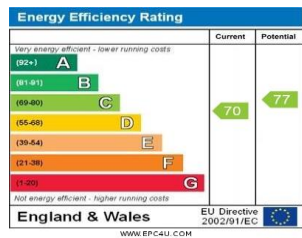
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



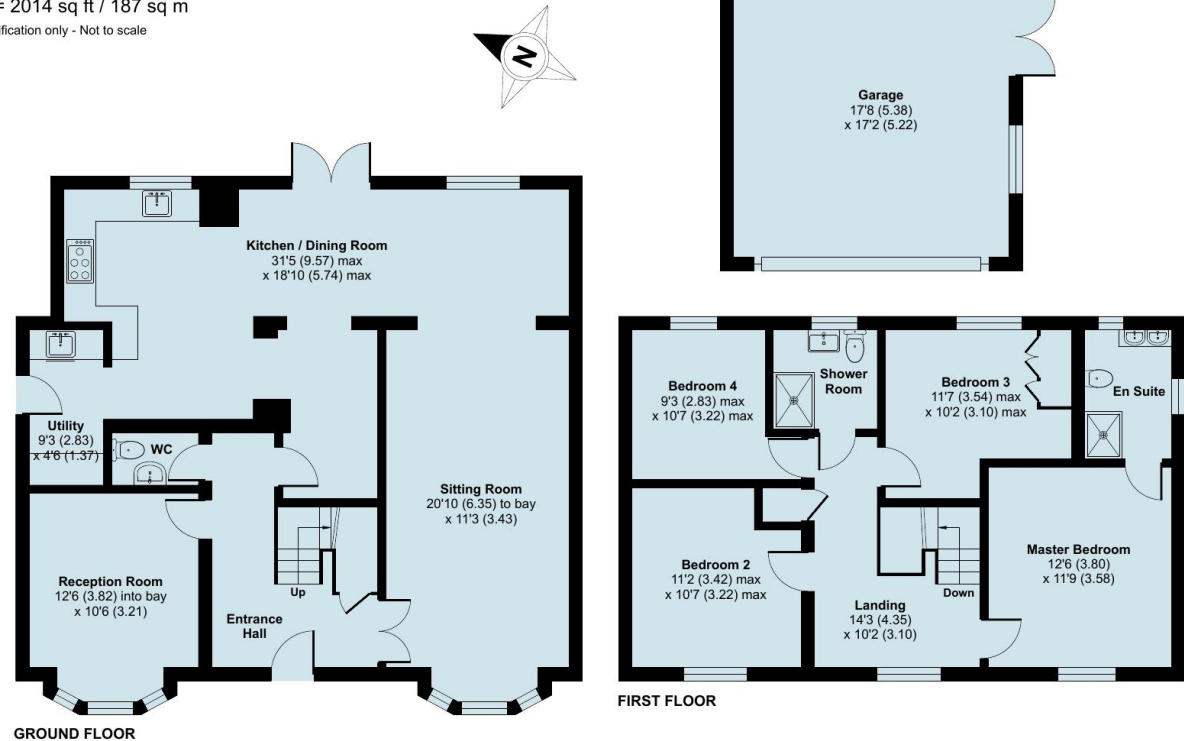
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Approximate Area = 1712 sq ft / 159 sq m

Garage = 302 sq ft / 28 sq m

Total = 2014 sq ft / 187 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). © nichcom 2025. Produced for Howkins & Harrison. REF: 1309828

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