



11 The Old Woodyard, Silverstone, Northamptonshire, NN12 8DH

HOWKINS &
HARRISON

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Silverstone, Northamptonshire,
NN12 8DH

Guide Price: £380,000

A substantial four bedroom, three storey town house, situated in the heart of the ever popular and well serviced village of Silverstone. The accommodation comprises entrance hall, cloakroom, kitchen / breakfast room, sitting / dining room, master bedroom with en-suite, three further bedrooms and two more bathrooms. There is off-road parking for at least two cars at the front, and a mature, landscaped, Westerly-facing garden to the rear.

- Features

- Substantial three storey town house
- Kitchen / breakfast room
- Sitting / dining room
- Ground floor Cloakroom
- Four bedrooms
- Three bathrooms
- Driveway parking
- Westerly-facing rear garden
- Central village location
- EPC 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 entrance hall has a cloakroom off and leads through to the comprehensively fitted kitchen / breakfast room, and to the generous sitting / dining room with two sets of glazed double doors opening into the garden.

First Floor

The landing provides access to the master bedroom with en-suite shower, a second bedroom and family bathroom.

Second Floor

The landing provides access to two more bedrooms and a further bathroom.





Outside

There is a driveway to the front providing offroad parking for two cars. The rear garden has a generous patio, lawn and timber garden shed. The garden enjoys a Westerly aspect.

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

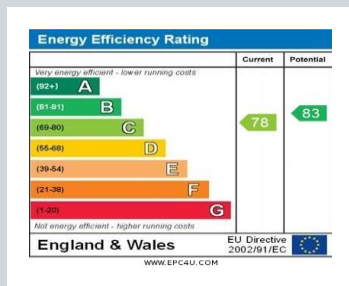
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

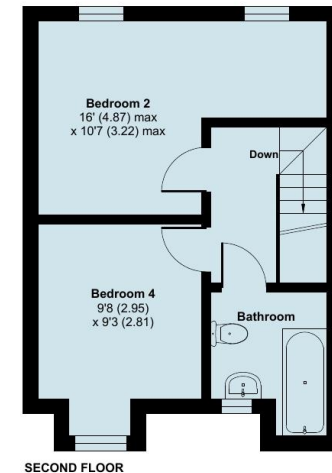
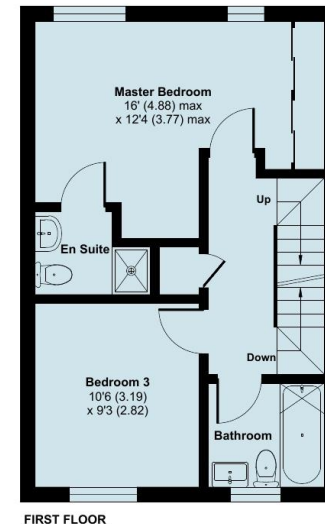
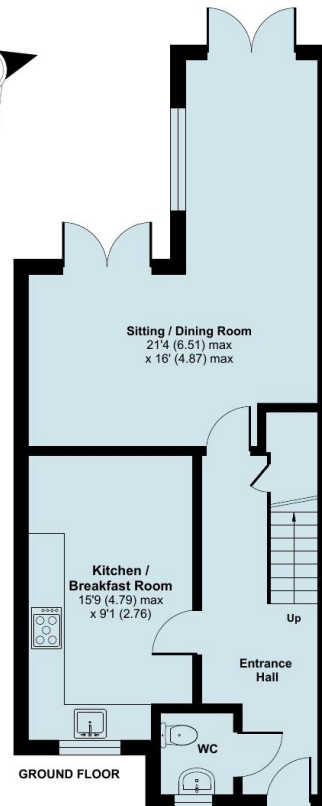
Council Tax Band - E



The Old Woodyard, Silverstone, Towcester, NN12

Approximate Area = 1281 sq ft / 119 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: 1310762

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



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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.