



28 High Street, Astcote, Northamptonshire, NN12 8NW

HOWKINS &
HARRISON

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Northamptonshire, NN12 8NW

Guide Price: £295,000

This individual detached bungalow is located within the sought-after village of Astcote, set in an elevated position with delightful views across farmland. The accommodation has great potential to remodel to suit, currently offering two spacious bedrooms, a family bathroom, sitting room and dining room, kitchen/breakfast room and cloakroom. Outside, the gardens extend around the property, with a brick-built outbuilding.

Features

- No onward chain
- Detached bungalow
- Two bedrooms
- Family bathroom
- Sitting room & dining room
- Kitchen/breakfast room
- Cloakroom
- Low maintenance gardens
- Views across farmland
- Energy rating E



Location

Situated in the South Northamptonshire countryside, Apscote is a pretty village annexed to the parish of Pattishall which boasts a church, parish hall, primary school with pre-school and nursery, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, a restaurant, and a variety of groups and societies. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors surgeries with a number of dentists in Towcester.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesterians 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.



Accommodation

Off the entrance hall, are two double bedrooms, a family bathroom, sitting room with bay window and a separate dining room, with a doorway leading to the kitchen/breakfast room. To the rear of the kitchen, is a cloakroom, and a doorway providing access to the garden.

Outside

The property sits in an elevated position on the High Street in Apscote, with steps leading beyond a gate to the front door. The low maintenance gardens extend around the property, mostly laid to lawn with mature trees and a brick-built outbuilding, all enclosed by low-level hedge and fencing.

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

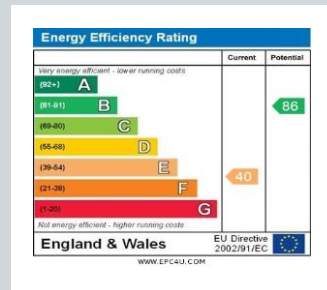
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – D



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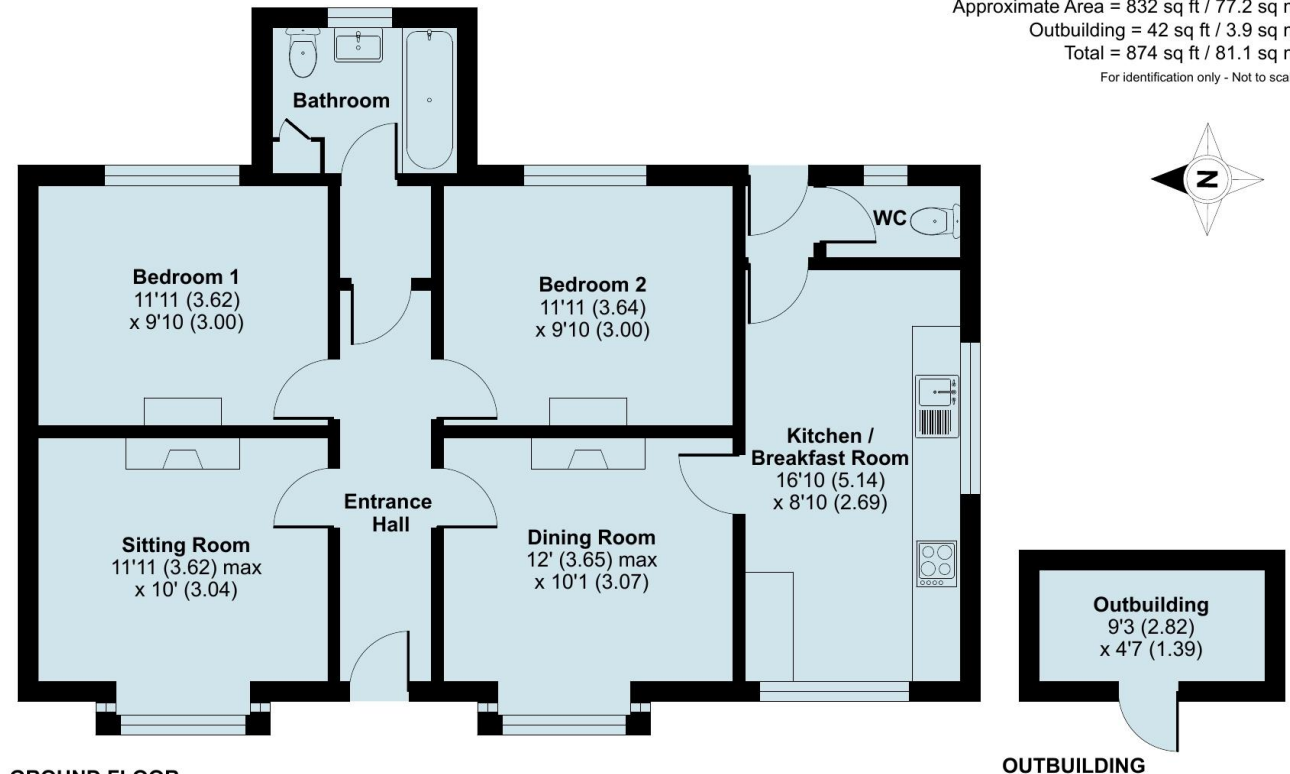
High Street, Astcote, Towcester, NN12

Approximate Area = 832 sq ft / 77.2 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 874 sq ft / 81.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1329877

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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