



The School House, High Street, Paulerspury, Northamptonshire, NN12 7NA

HOWKINS &
HARRISON

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Guide Price: £450,000

A superb conversion of a former chapel, combining many period features with contemporary design and exquisite workmanship. Superbly appointed accommodation comprising entrance hall, cloakroom, superb live-in kitchen / dining / sitting room flooded with light from two large windows and glazed double doors opening into the garden. There are three first floor bedrooms with master bedroom en-suite, and family bathroom, complete with bath and shower. The gas fired boiler serves underfloor heating throughout the ground floor, with radiators on the first floor. There are three allocated parking spaces, an electric car charging point, and enclosed South-facing rear garden.

Features

- Superb chapel conversion
- Character features yet contemporary design
- High quality fixtures and workmanship
- Superb live-in kitchen/dining/sitting room
- Ground floor cloakroom
- Three first floor bedrooms
- En-suite and family bathroom
- Three allocated parking spaces
- Enclosed South-facing garden
- Under an hour to London Euston
- EPC Rating: C



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

The grand double doors open to the entrance hall has a cloakroom off and leads through to the superb live-in kitchen / dining / sitting room flooded with light from two large windows, and glazed double doors opening into the garden. The kitchen is comprehensively designed, befitting of a luxury property, and is fitted to include all appliances with dishwasher, fridge/freezer and washing machine.

First Floor

The landing leads to the master bedroom with an en-suite shower room, there are two further bedrooms and family bathroom complete with bath and separate shower.





Outside

There is off-road driveway parking for three cars, with the added benefit of an electric car charging point. There is a pedestrian gateway leading to the South-facing rear garden which is lawned and has a generous patio seating 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

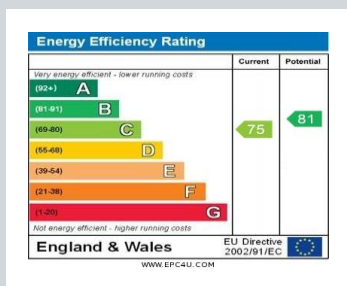
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

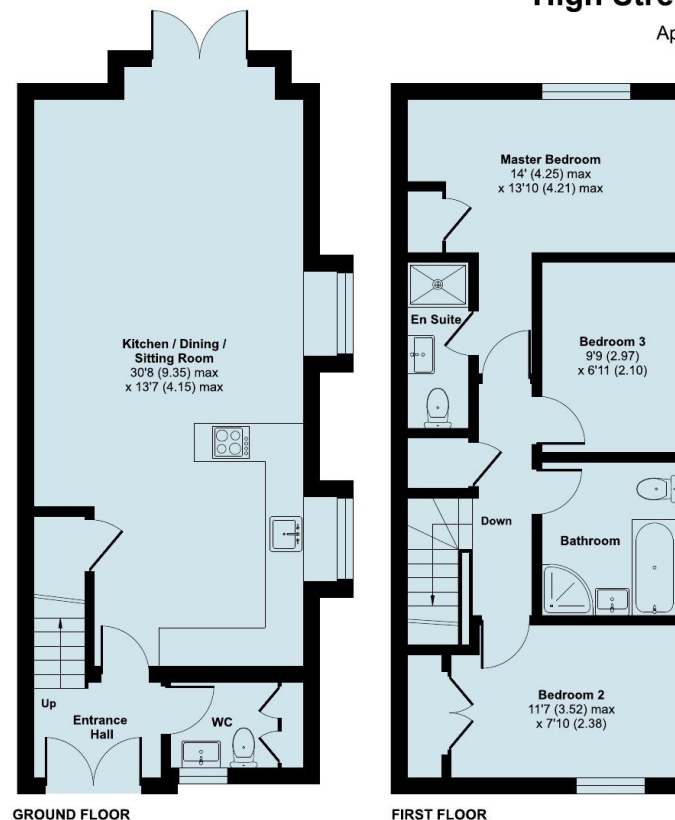
Council Tax Band - TBC



High Street, Paulerspury, NN12

Approximate Area = 983 sq ft / 91.3 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). © nichecom 2025. Produced for Howkins & Harrison. REF: 1331694

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