



The Chapel, High Street, Paulerspury, Northamptonshire, NN12 7NA

HOWKINS &
HARRISON

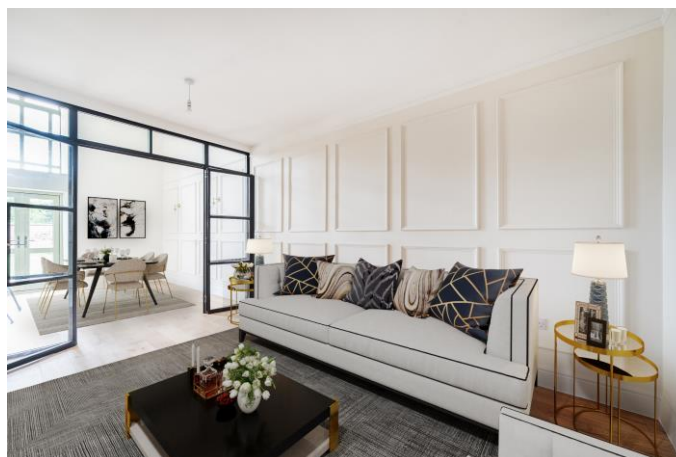
The Chapel, High Street, Paulerspury, Northamptonshire, NN12 7NA

Guide Price: £650,000

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 through hallway, sitting room, double height live-in kitchen / dining room, snug / office, utility room, ground floor bedroom with en-suite, three first floor bedrooms with master bedroom en-suite, and family bathroom. 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 double height live-in kitchen
- Sitting room plus study
- Utility and cloakroom
- Ground floor en-suite bedroom
- Three further bedrooms and two bathrooms
- 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 entrance hall has the original arched door openings to the front and leads your eye all the way through to the superb double height live-in kitchen and garden beyond. Off the hallway is a cloakroom, utility room, en-suite bedroom, office / snug and sitting room with glazed double doors to the dining area. Fitted appliances include dishwasher and fridge/freezer.

First Floor

The landing leads to the master bedroom with large built-in wardrobe and 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. The gravelled, low maintenance, front garden is enclosed by a picket fence with a pathway to the side leading to the South-facing rear garden which is lawned and has a generous patio seating area.

Agents Note

Please note that some of the internal photographs use computer generated images to show how the rooms could look when furnished.





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

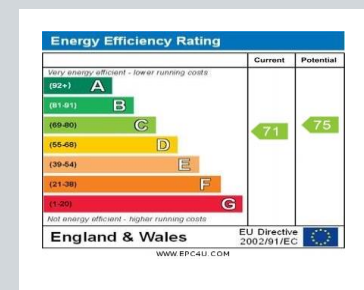
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

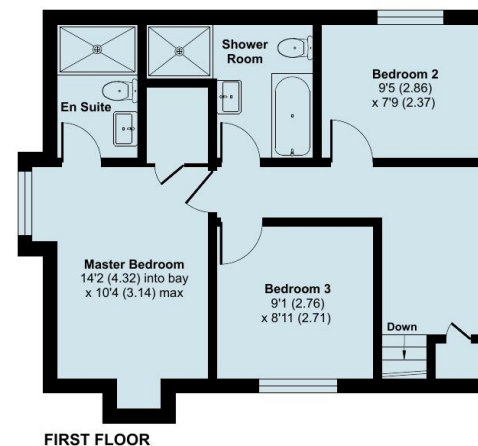
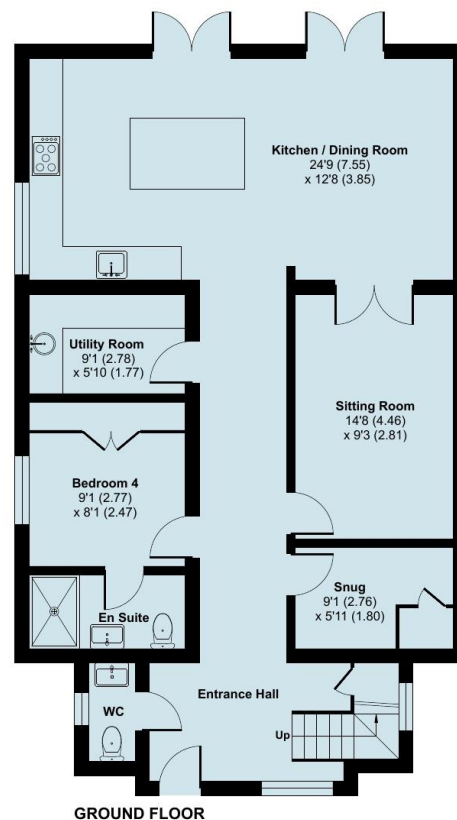
Council Tax Band - TBC



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Approximate Area = 1510 sq ft / 140.2 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). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1331690

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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.