



1A Cattle End, Silverstone, Northamptonshire, NN12 8UX

HOWKINS &  
HARRISON



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Northamptonshire, NN12 8UX

Guide Price: £550,000

This charming character cottage is situated on Cattle End, within the popular and well serviced village of Silverstone. The accommodation is immaculately presented throughout, to include, spacious sitting room, two generous reception rooms, a kitchen, three bedrooms, one of which benefits from an en-suite, and a family bathroom. Outside, the property further benefits from a lovely, mature, westerly facing garden and ample driveway parking.

#### Features

- Beautifully presented cottage
- Popular village location
- Master bedroom en-suite
- Two further bedrooms
- Family bathroom
- Two spacious reception rooms
- Kitchen
- Mature rear garden
- Ample driveway parking
- Energy rating – D



## 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

A stable door leads into the kitchen, with a range of fitted units and stairs rising to the first floor. Off the kitchen, is a separate dining room, and a spacious dual aspect sitting room, with a wood burning stove and engineered oak flooring. The sitting room and dining room both benefit from double doors leading to the patio and garden beyond.

## First Floor

The master bedroom boasts a Juliet Balcony, vaulted ceilings and an en-suite shower room. The generous second bedroom benefits from ample fitted wardrobes, and the third bedroom is currently utilised as an office, sharing a four-piece family bathroom.











## Outside

The property is approached by a gravel driveway, providing ample off-road parking. A footpath leads to the front door, with the remainder of the front garden well-stocked with shrubs.

To the rear, the private, westerly facing garden is mostly laid to lawn and beautifully maintained, with various shrubs and well stocked borders. There is a generous patio seating area off the sitting room and dining room, plus a further patio area at the bottom of the garden, with a small vegetable patch and useful garden shed.

## 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

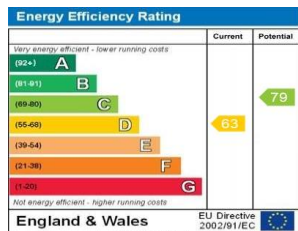
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

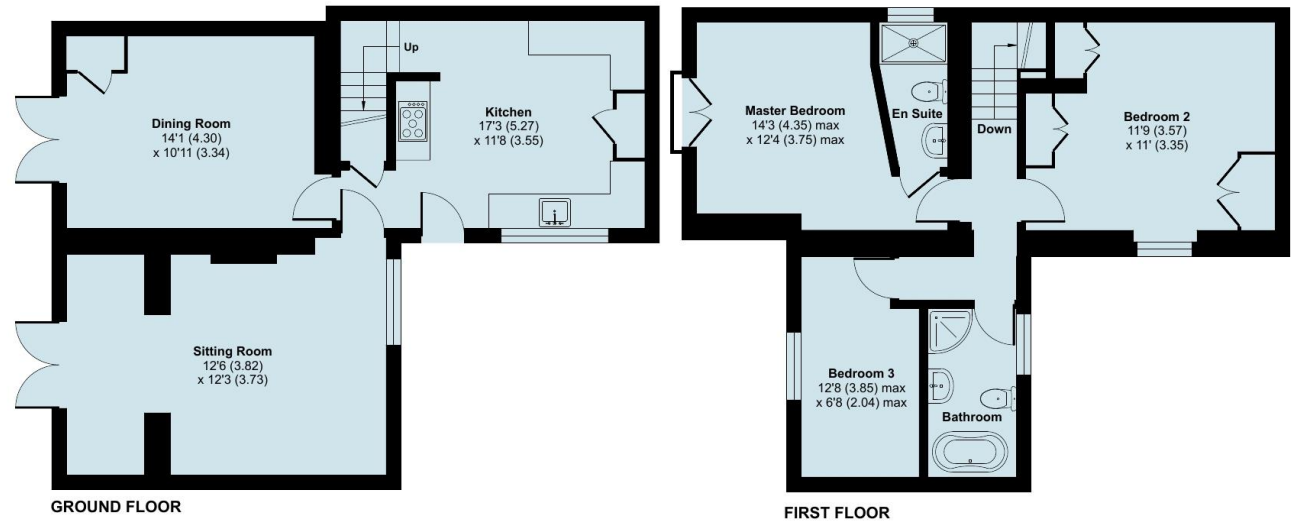
Council Tax Band - D



## Cattle End, Silverstone, Towcester, NN12

Approximate Area = 1187 sq ft / 110.2 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). © nichcom 2025. Produced for Howkins & Harrison. REF: 1353200

## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)  
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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