



4 Acorn Way, Silverstone, Northamptonshire, NN12 8DQ

HOWKINS &
HARRISON

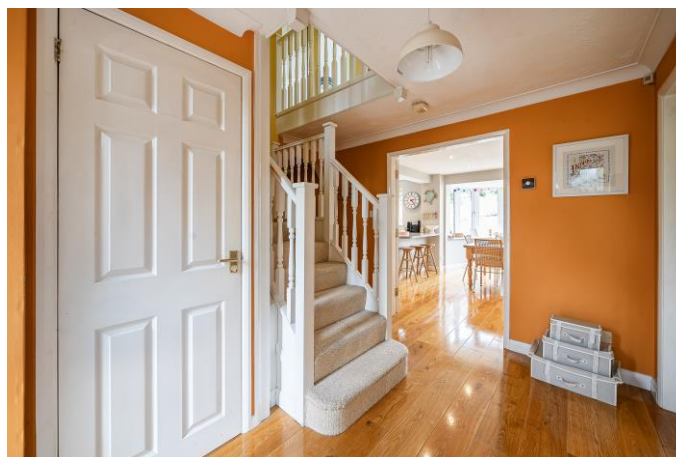
4 Acorn Way, Silverstone,
Northamptonshire, NN12 8DQ

Guide Price: £600,000

This substantial detached family home is beautifully presented, occupying a generous plot within the sought-after and well serviced village of Silverstone. The accommodation boasts four bedrooms, two bathrooms, a spacious dual aspect sitting room, well-appointed kitchen/dining room, plus a utility and cloakroom. Outside, the property further benefits from a beautifully presented south facing garden, a double garage and ample driveway parking.

Features

- Detached family home
- Four generous bedrooms
- Spacious sitting room
- Kitchen/dining room
- Utility and cloakroom
- South facing rear garden
- Double garage and ample driveway parking
- Built by David Wilson Homes
- Village location
- 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

Entrance hall, with cloakroom off, and stairs rising to the first floor. The spacious sitting room is dual aspect, with sliding doors leading to the patio and garden beyond. The open plan kitchen/dining room is well-appointed, with a range of fitted units and integrated appliances, plus a separate utility area.

First Floor

The master bedroom boasts an en-suite shower-room and fitted wardrobes. There are three further generous bedrooms, one currently utilised as an office, and a family bathroom.





Outside

The property is approached by a driveway, providing ample off-road parking and access to the double garage. Steps lead to the front door, with a footpath leading to a gate, providing access to the rear garden.

The private, landscaped rear garden enjoys a south facing aspect, mostly laid to lawn with planted borders, flower beds and two patio seating areas.

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

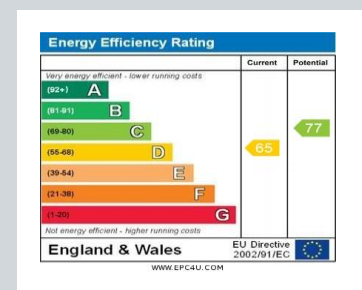
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



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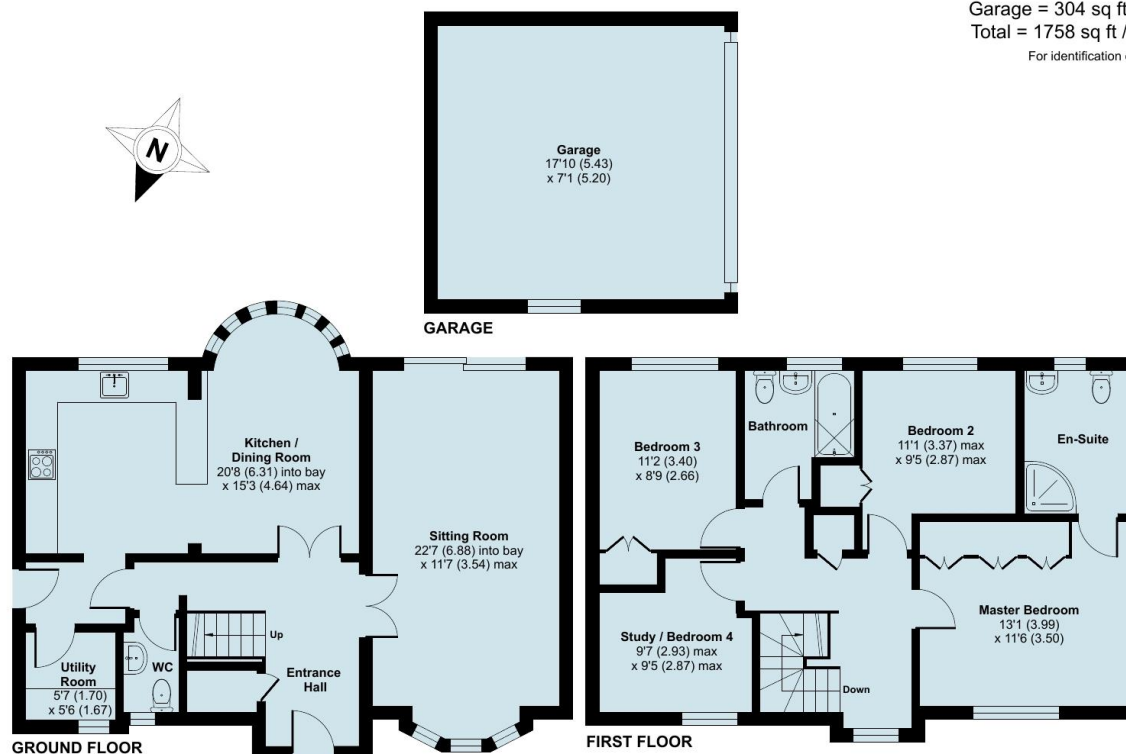
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Approximate Area = 1454 sq ft / 135 sq m

Garage = 304 sq ft / 28.2 sq m

Total = 1758 sq ft / 163.2 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: 1340777

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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