



The Robin Hood House
43 High Street, Greens Norton, Northamptonshire, NN12 8BA

HOWKINS &
HARRISON

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Northamptonshire, NN12 8BA

Guide Price: £725,000

This beautifully presented stone-built cottage occupies a prominent position within the sought after and well serviced village of Greens Norton. Originally two cottages, the property extends to over 2,000 sq ft, offering spacious and flexible family accommodation, including four bedrooms, a study, family bathroom, kitchen/dining room, cloakroom and two reception rooms. Outside, the property further benefits from generous gardens, a garage, and ample driveway parking.

Features

- Detached property
- Village location
- Kitchen/dining room
- Utility area and cloakroom
- Two reception rooms
- Four bedrooms plus a study
- Family bathroom
- Generous gardens
- Garage and driveway parking
- Energy rating D



Location

The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits from a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 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

Large entrance hall with central open fireplace featuring a dual aspect wood burning stove, sitting room, family room, cloakroom, kitchen/dining room with utility area, and doors opening onto the patio.

First Floor

Four spacious bedrooms, study/storage area, family bathroom with corner bath and separate shower.





Outside

The property stands in a prominent position in the heart of the village of Greens Norton and is approached via a driveway offering parking for numerous vehicles and access to the garage. The front garden is mostly laid to lawn with mature shrubs and trees.

The rear of the property has a large patio retained by a sleeper and stone wall. There is an additional covered patio area to the side. The remaining garden is enclosed, mostly laid to lawn with mature trees and various shrubs, with a 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

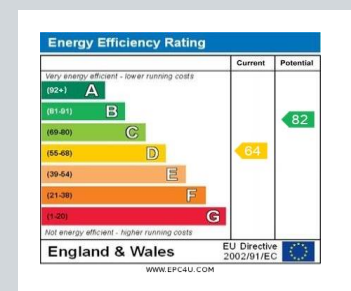
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



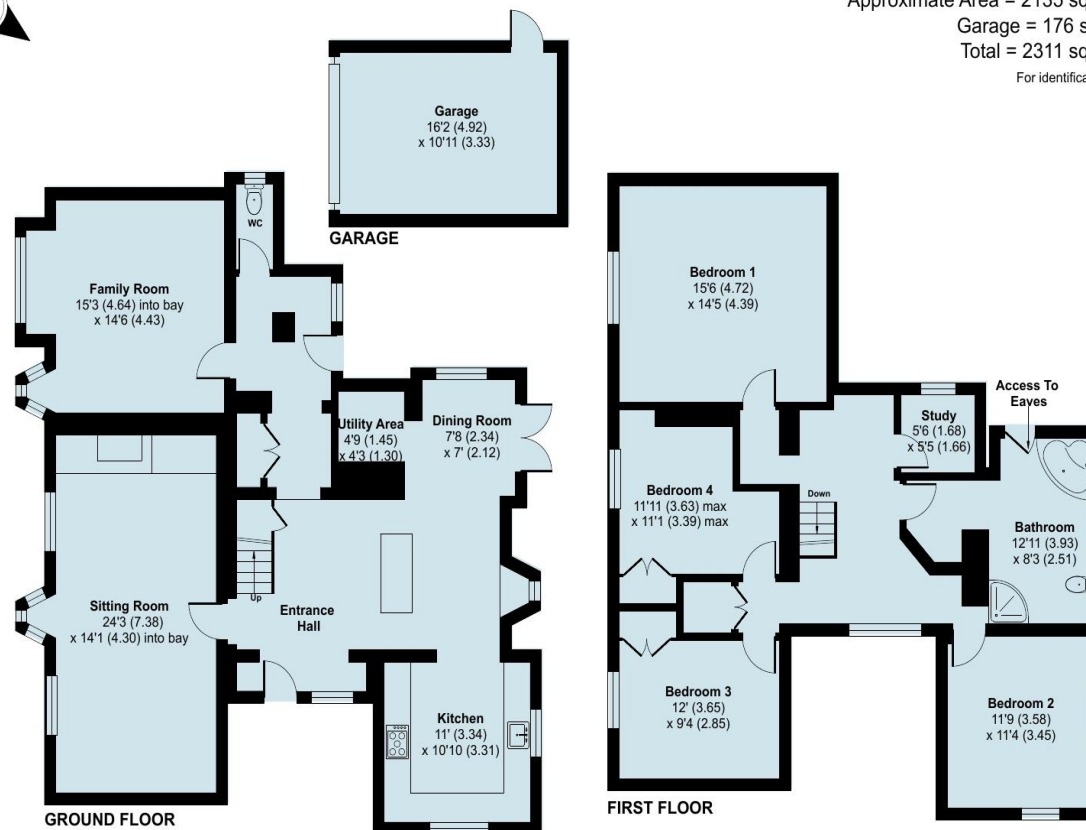
High Street, Greens Norton, Towcester, NN12

Approximate Area = 2135 sq ft / 198.3 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 2311 sq ft / 214.6 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: 1361550

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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.