



41a Wappenham Road, Helmdon, Northamptonshire, NN13 5QA

HOWKINS &
HARRISON

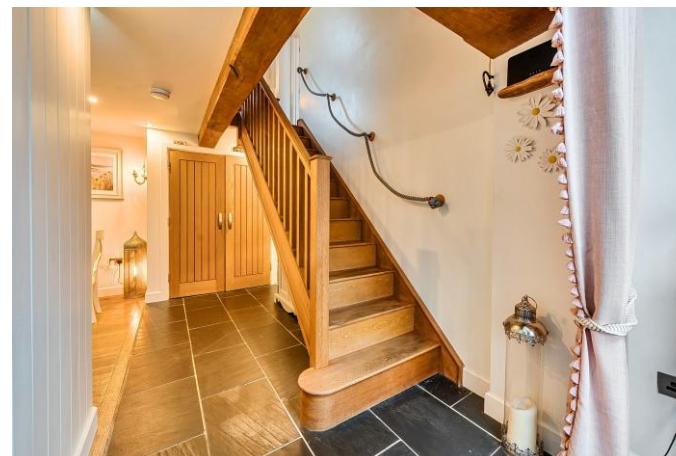
41a Wappenham Road,
Helmdon, Northamptonshire,
NN13 5QA

Guide Price: £450,000

Built in 2011, this charming and original property is presented in immaculate condition, showcasing exposed timber beams and vaulted ceilings. The property is situated at the end of three properties, with glorious countryside views to the rear. The accommodation comprises of a spacious kitchen, dining, and lounge area, two good-sized bedrooms and a family bathroom. Outside, the property benefits from wrap around patioed garden area, raised flower beds, outdoor seating area and separate single garage with ample storage.

Features

- Village location
- End of Terrace property
- Open plan kitchen/dining /lounge
- Two bedrooms
- Family bathroom
- Enclosed rear garden
- Garage and driveway parking
- Countryside views
- Exposed beams
- Energy rating D



Location

The highly regarded village of Helmdon is located approximately 6.5 miles from the market town of Towcester and approximately 10 miles from Banbury. There is good access to the M1 motorway at junction 15a and the M40 at junction 11. Train stations at Banbury offer journey times to London Marylebone from 57 minutes and from Milton Keynes to London Euston from 35 minutes. Northampton, Oxford and Milton Keynes are all within convenient commuting distance.

Helmdon has a public house, parish church and an excellent primary school. The market towns of Brackley, Towcester and Banbury provide local shopping. There is a range of schools in the area including the Carrdu School near Banbury, Winchester House and Akeley Wood.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

Entrance porch opens to the downstairs cloakroom, leading through to open plan living space, with log burner, underfloor heating and exposed beams.

First Floor

Off the landing, there are two very generous bedrooms, with a family bathroom.

Outside

A driveway offering space for two cars to park, with a single garage. The patioed garden wraps around the property with raised flower beds and under cover seating area. The garden is stoned walled with fencing, providing a high degree of privacy and countryside views to the side, with direct access from the property to the public footpath in the fields behind.

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

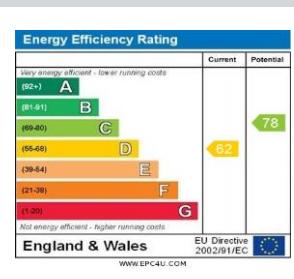
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band – D



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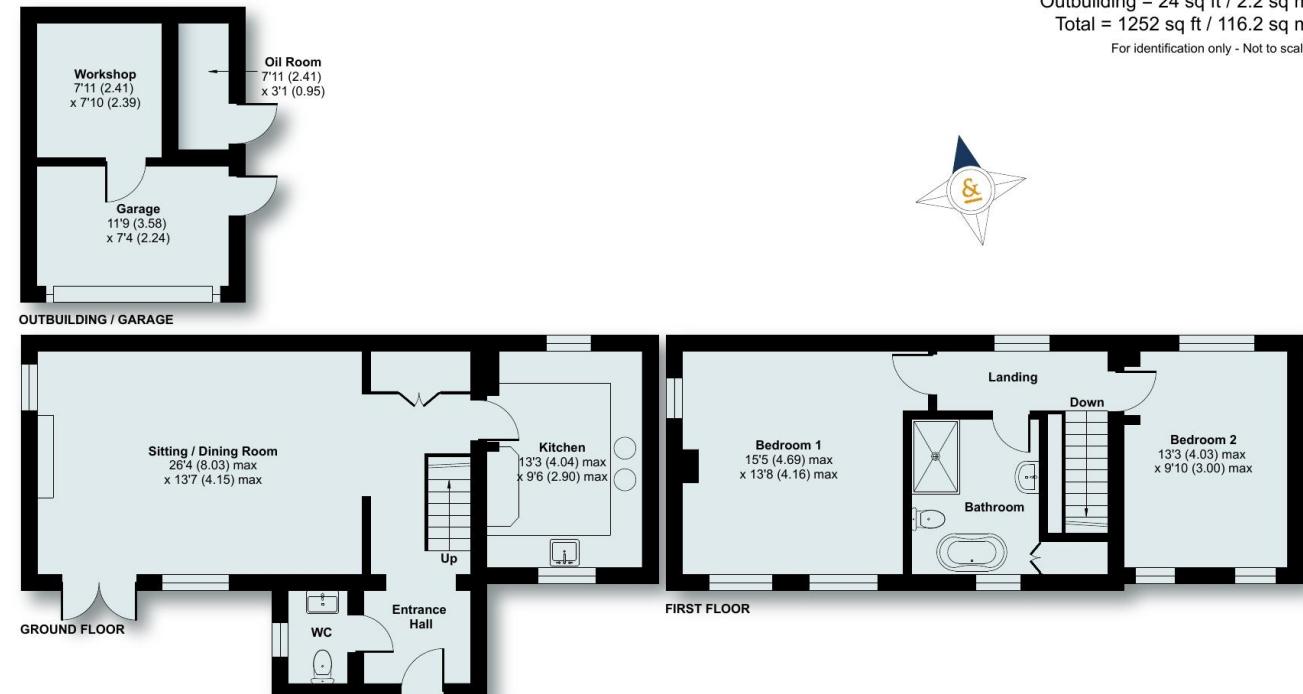
Approximate Area = 1075 sq ft / 99.8 sq m

Garage = 153 sq ft / 14.2 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 1252 sq ft / 116.2 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). ©nichicom 2026. Produced for Howkins & Harrison. REF: 1403883

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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.