



15a Brackley Road, Silverstone, Northamptonshire, NN12 8UA

HOWKINS &
HARRISON

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Northamptonshire, NN12 8UA

Guide Price: £900,000

A substantial, detached, superbly appointed family home boasting in excess of 3,000 sq ft of spacious living accommodation over three floors. The ground floor comprises a superb “live-in” kitchen / dining / family room, plus a separate sitting room, cloakroom and utility. The statement first floor landing opens to four double bedrooms and two bathrooms, whilst the vast second floor guest suite is truly indulgent. Off road parking combines with a large integral garage, whilst the enclosed rear garden enjoys a South-Westerly aspect. Situated within the highly desirable village, within easy walking distance of Silverstone Circuit.

Features

- Substantial detached family home
- Superb “live-in” kitchen / family room
- Sitting room
- Utility and cloakroom
- Four first floor double bedrooms
- En-suite and family bathroom
- Stunning second floor guest suite
- Bi-fold doors leading to garden
- In excess of 3,00 sq ft accommodation
- Large integral garage
- South-westerly facing rear garden
- Ten year build guarantee from 2022
- Great village location
- EPC Rating: B



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

The storm porch opens to an inviting entrance hall with a line of sight through to the superb, and well appointed "live-in" kitchen / dining / family room, with two sets of bi-fold doors opening into the garden. There is a separate sitting room, utility room and cloakroom. Ambient heating is underfloor from a gas fired boiler.

First Floor

The statement landing opens to a master bedroom with en-suite, three further double bedrooms and a family bathroom.

Second Floor

A truly vast guest suite comprising huge bedroom, dressing room and indulgent bathroom.





Outside

There is block-paved off road parking for several vehicles leading to the large integral garage, which is accessed via an electric roller shutter door, with a personal door to the hallway. Gated side access leads to the landscaped, enclosed rear garden with generous patio and lawn. The garden enjoys a perfect South-Westerly aspect.

New Build Guarantee

The property was constructed in 2021 / 2022 and benefits from a Buildzone Ten Year Guarantee, which runs from 7th March 2022.





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