



2 Main Street, Upper Stowe, Northamptonshire NN7 4SH

HOWKINS &  
HARRISON

2 Main Street.  
Upper Stowe,  
Northamptonshire, NN7 4SH

Guide Price: £475,000

A charming stone and slate tiled cottage located on the fringe of this peaceful and picturesque village. The cottage dates back to the 1800's and boasts superb rolling countryside views to the rear. Offered with no upward chain the accommodation briefly comprises, hallway, sitting room, open plan kitchen/dining/family room, utility room and cloakroom WC. To the first floor there are three bedrooms and a family bathroom. Externally there is a driveway allowing for off road parking and a good sized rear garden, mainly laid to lawn.

### Features

- A charming stone cottage
- Rolling countryside views to the rear
- Open plan kitchen/dining/family room
- Two wood burners
- Three bedrooms
- Family bathroom and ground floor cloakroom
- Good sized rear garden
- Off road parking
- No upward chain



## Location

Upper Stowe is well situated being approximately one mile from the A5 Watling Street which connects easily to the M1, A14, A43 and M40. It is situated just five miles north of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre. Train stations at Milton Keynes and Northampton offer services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world-famous Silverstone race circuit!



## Accommodation Details - Ground Floor

Entrance is via a solid oak door into the hallway having original quarry tiled flooring and staircase rising to the first floor. An original panelled door provides access to the sitting room, a cosy room overlooking the front with an exposed brick fireplace housing a cast iron wood burner. A further original panelled door leads into the open plan kitchen/dining/family room, boasting stunning countryside views with two sets of French doors, a window a Velux allowing for a generous amount of light. There is an exposed brick fireplace housing a cast iron wood burner, ample space for dining and comfy furniture. The kitchen area hosts a range of cabinets and drawers, stainless steel sink unit, built in oven and an electric hob with extractor canopy over, integrated dishwasher and fridge/freezer. Access from here leads into the utility room which has a fitted base unit, sink and plumbing for the washing machine. A built in cupboard has the meter and electric boiler with a further cupboard housing the Megaflo tank. Finally a door to the two piece WC.

## First Floor

To the first floor, access to the loft space and original panelled doors provide access to all three bedrooms and the family bathroom. The bedrooms have exposed wood floorboards and bedroom two enjoys the rolling countryside views. The bathroom is a white three piece suite comprising of a panelled bath with a shower over, W.C and pedestal wash hand basin.





## Outside

A gravel driveway provides off road parking for the cottage. To the side is a pedestrian picket gate and a timber shed. The rear garden is a generous size and has fabulous views over the rolling countryside, is mainly laid to lawn with a paved terrace adjacent to the cottage.



Offered with no upward chain,  
viewing is highly recommended





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01788 564666

## 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

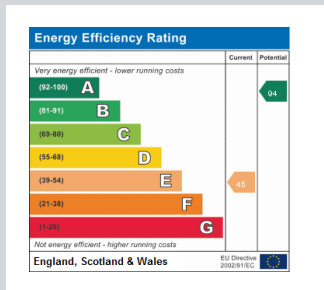
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council Tel:0300-126700

## Council Tax

Band - B



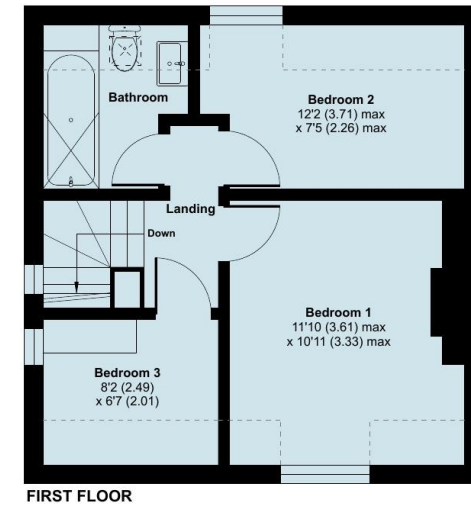
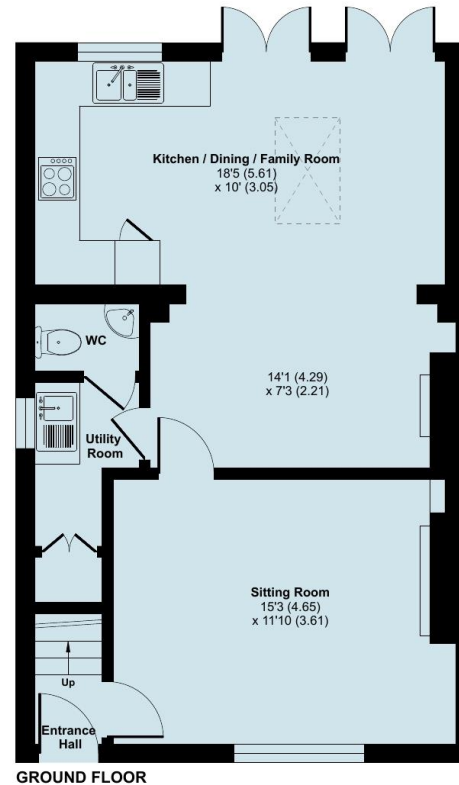
## Howkins & Harrison

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Twitter HowkinsLLP  
Instagram HowkinsLLP

## Main Street, Upper Stowe, Northampton, NN7

Approximate Area = 879 sq ft / 81.6 sq m  
Limited Use Area(s) = 60 sq ft / 5.5 sq m  
Total = 939 sq ft / 87.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\che.com 2024. Produced for Howkins & Harrison. REF: 1119140

Very 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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