



The Gingerbread House
Besses Lane | Towcester | Northamptonshire | NN12 6GQ

SELLER INSIGHT

“The Gingerbread House has been our home for the past three years. We had the privilege of working closely with the developer to customise the interior, ensuring every detail suited our needs and style. Nestled within a private, gated community of just six homes, it offers both exclusivity and security.”

“Designed with modern, high-spec features, it offers comfort and efficiency. The air-source heat pump ensures an environmentally friendly and cost-effective way to heat the property, and every element has been thoughtfully designed to enhance family living.”

“One of our favourite spaces is the lounge—it’s wonderfully cosy and perfect for unwinding. The kitchen-diner is the heart of the home, a bright and spacious area where we naturally gather as a family.”

“The garden has also become a treasured retreat; we took great care in re-landscaping it, adding a pergola and a day bed to create a private oasis. Backing onto a quiet private lane, the garden also attracts an abundance of wildlife. Our children love playing sports outside, and we have spent countless happy times entertaining family and friends, especially for outdoor dinners and celebrations.”

“This home has been the perfect setting for hosting special occasions—we always gather here for Easter and Christmas, and with ample driveway space, it has become a natural hub for family and friends. As our children grow, it remains a wonderful space for them, with the garage home gym providing the perfect retreat for our son.”

“The community here is a friendly, welcoming mix of families and individuals. It’s a peaceful and safe environment, yet everything we need is within easy reach. The nearby Folly, a much-loved eatery within walking distance, has been a favourite spot, and the excellent local schools were a key factor in drawing us to the area.”

“Leaving this home will be bittersweet, as we have poured so much love and care into it, making it truly our own. We are grateful for the privacy and seclusion it offers—it’s so discreetly tucked away that you wouldn’t even know it’s here. Though we are moving on, we are staying in the area—a true testament to how much we appreciate all it has to offer.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

The Gingerbread House

This superb family home is located in the sought-after Wood Burcote area of Towcester and is accessed privately via electric gates that opens onto a private green. The Gingerbread House is one of just five exclusive homes in this gated section, it was built in 2022 and is a striking detached, family home with an Arts & Crafts feeling, the house is surrounded by a beautiful parkland setting. The immaculately presented accommodation is perfectly designed for a young family with exceptionally bright and spacious living space.

On entering you are instantly aware of the quality of this superb home; you are greeted by a spacious reception hallway with a contemporary style staircase with glass panels and a guest cloakroom. On the left is a bright study which overlooks the front driveway. To the rear of the house is the superb 44' open plan kitchen/dining and family room with bi folding doors opening onto the sun terrace and garden, this superb room really is the heart of this stunning home. The kitchen has an extensive range of bespoke fitted units in a sleek glossy grey with a large central island with granite worktop and integrated appliances including two ovens, combination microwave oven, full size fridge and freezer, induction hob, dishwasher and Quooker hot tap. At the other end of this superb room is a large family dining/sitting area with a feature stone wall. There is also a utility room with access to the garden. To the front of the house is the main reception room with a contemporary style fireplace and a large picture window overlooking the front.

On the upper floor is a bright central landing area and the main family shower room. To the front of the house is the main bedroom suite which is a superb room with a fully fitted dressing area and a luxurious en-suite bath/shower room. There are a further three double bedrooms overlooking the rear garden, one of the rooms has interconnecting doors so could be suitable for use as a bed with sitting room. To the front of the house is a lovely guest bedroom with a luxurious en-suite shower room.







STEP OUTSIDE

The Gingerbread House

The gardens of this luxurious home have a favoured southeast facing aspect. The garden is predominantly laid to lawn with fenced boundaries, a large paved sun terrace spans the rear of the house with a further paved and covered dining terrace, to the side of the house is a further lawned area. To the front there is a large paved driveway accessed from the green which leads to the integral double garage with electric doors.

Wood Burcote is located on the edge of the market town of Towcester which has all the local amenities one would expect with a supermarket, independent shops along the High Street, restaurants, primary and secondary schools and a leisure centre. There are excellent road links for commuters with easy access to the M1 at junction 15a, the M40 and A5. Direct trains to London and Birmingham are within easy reach at either Northampton or Milton Keynes.

Property Information, Services & Utilities

Property construction: Standard construction.

Services: Mains connected electric, sewerage and water.

Heating: Electric, air source heat pump.

Broadband: Full fibre broadband available, we advise you check with your provider.

Mobile signal: Coverage available in this postcode, we advise you check with your provider.

Parking: Garage and driveway parking.



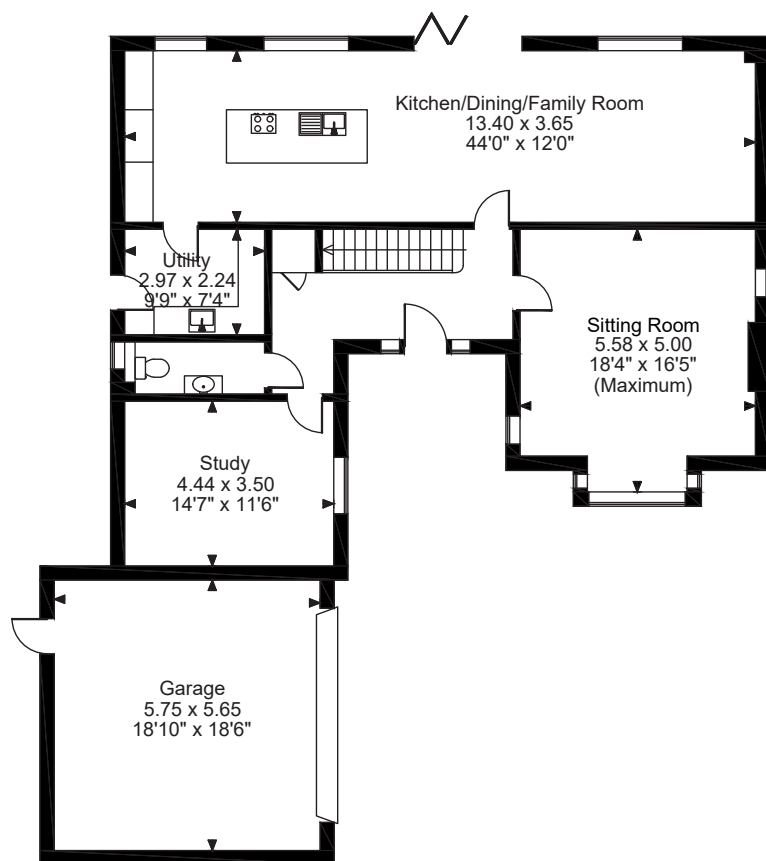
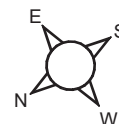
The Gingerbread House, Besses Lane, Towcester

Approximate Gross Internal Area

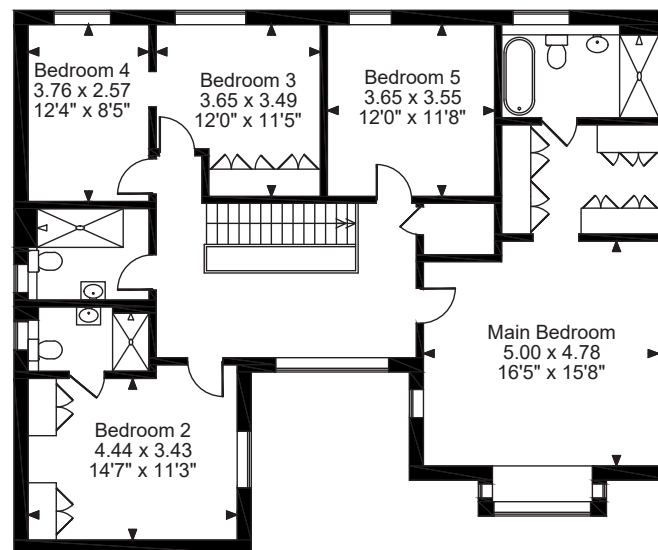
Main House = 2548 Sq Ft/237 Sq M

Garage = 350 Sq Ft/32 Sq M

Total = 2898 Sq Ft/269 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Tenure: Freehold
Council Tax Band: G

Guide price £1,200,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 24.04.2025





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