



4 Stocks Hill
Silverstone | Towcester | Northamptonshire | NN12 8UW

FINE & COUNTRY

SELLER INSIGHT

“4 Stocks Hill has been our home since 2011. What first drew us in was the layout of the house—light, open-plan spaces, and a south-facing garden that offers sun throughout the day. From the moment we stepped inside, it felt like a home with real potential.”

“Since moving in, we’ve fully modernised the property. All of the windows and doors have been replaced, and we added a side extension which now serves as my office. We also installed a new kitchen, utility area, and downstairs toilet. We’ve carefully remodelled and rearranged the interior to improve the flow and make it more suited to modern family life.”

“During lockdown, I spent hours restoring the beams—filling, painting, and bringing them back to life. A lot of heart and soul has gone into this home, and I’ve thoroughly enjoyed putting my DIY skills to good use.”

“My favourite room is the master bedroom. It’s come a long way from what it once was and is now a calm and airy space. The house has that lovely contrast of being a traditional cottage, yet when you step inside, it opens up into a spacious, modern home.”

“The garden is one of the highlights. It’s south-facing and gets sunlight all day, right into the evening. We’ve added decking and a patio area that acts as a real sun trap. It’s very private, not overlooked, and surrounded by nature—plenty of birds, red kites overhead, and even the occasional frog or toad. We’ve planted exotic varieties and replaced the fencing, creating a space that’s both practical and beautiful.”

“The house works brilliantly for entertaining. It has a great flow, and we’ve comfortably hosted gatherings of 30 or more. The dining room easily accommodates larger groups, and the garden has been the backdrop for summer parties. At Christmas, the family naturally gravitates here. There’s plenty of space for everyone.”

“The community here is vibrant and welcoming. The village hosts an annual music festival and has active football and cricket teams, as well as many local groups and clubs. It’s a large, friendly place with lots going on. We’ve particularly enjoyed and can thoroughly recommend the local steak and grill restaurant - DnA in Towcester.”

“What I’ll miss most is the garden—it’s well-established now, and a lot of love has gone into making it what it is today. I’ll also miss the everyday convenience—the shop and post office just across the road have been an absolute lifesaver on countless occasions. That said, it’s time for a new chapter. We hope the next owners will enjoy it as much as we have.”*

* 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

4 Stocks Hill

This is a beautifully presented, stone built non listed cottage with off street parking for two cars and a beautiful landscaped southwest facing garden. The cottage has been completely renovated, modernised and extended to exacting standards creating a stylish and spacious home with superb entertaining space combining both period charm with modern fittings.

On entering you are greeted by an extremely spacious open plan sitting room and dining room which retains all the charm of the original cottage with original beams and an inglenook fireplace with wood burner, there is also access to the cellar. Steps lead through to the rear of the cottage and a lovely study/snug area and also a utility and cloakroom. The modern kitchen is next which is fitted with an extensive range of black high gloss modern units with a range cooker. To the rear of the kitchen is a fantastic open plan dining room and family room, this superb room has a stone tiled floor and a vaulted ceiling with spotlights and exposed metal beam, it is ideal for family entertaining and flooded with natural light from bi-folding doors that open to the rear garden and sun terrace. There is also a very useful home office that has access from the parking area and also the garden.

Upstairs there is a central landing area. The main bedroom is at the rear of the house and is a wonderful size with a vaulted ceiling and a bright aspect overlooking the rear garden. This room has a dressing area with a range of fitted wardrobes and a smart bright and modern en suite shower room. The remaining two bedrooms are in the original part of the cottage and have original beams, both are good size doubles and are at the front of the house with a village aspect. There is also modern family bathroom.

To the front of the cottage is a small walled front garden with a flower and shrubs. To the side is a shared access driveway that leads to the rear of the cottage with private parking for three cars. The gardens at the rear are southwest facing and a real sun trap, they have been beautifully landscaped with a decked sun terrace ideal for a morning coffee or evening tipple as well as a separate paved patio. The garden is well stocked with evergreens, shrubs and flowers and is flooded with sunlight having and southwest aspect.

The village has all the amenities needed with a public house, a post office, a shop, and a doctors' surgery and church. The local schools include Silverstone Church of England School, Silverstone University Technical College and Sponne School in Towcester. For more extensive shopping and amenities Towcester and Milton Keynes are just a short drive away as are the M1 and M40 and main line stations.

Property Information, Services & Utilities

Tenure: Freehold.

Council Tax: Band E (South Northamptonshire)

EPC Rating: C.

Services: Mains connected electric, gas, water & sewerage.

Heating: Gas central heating.

Broadband: Broadband available, we advise you to check with your provider.

Mobile signal: 4G & 5G available in this postcode, we advise you check with your provider.

Parking: Driveway parking for 3 cars.

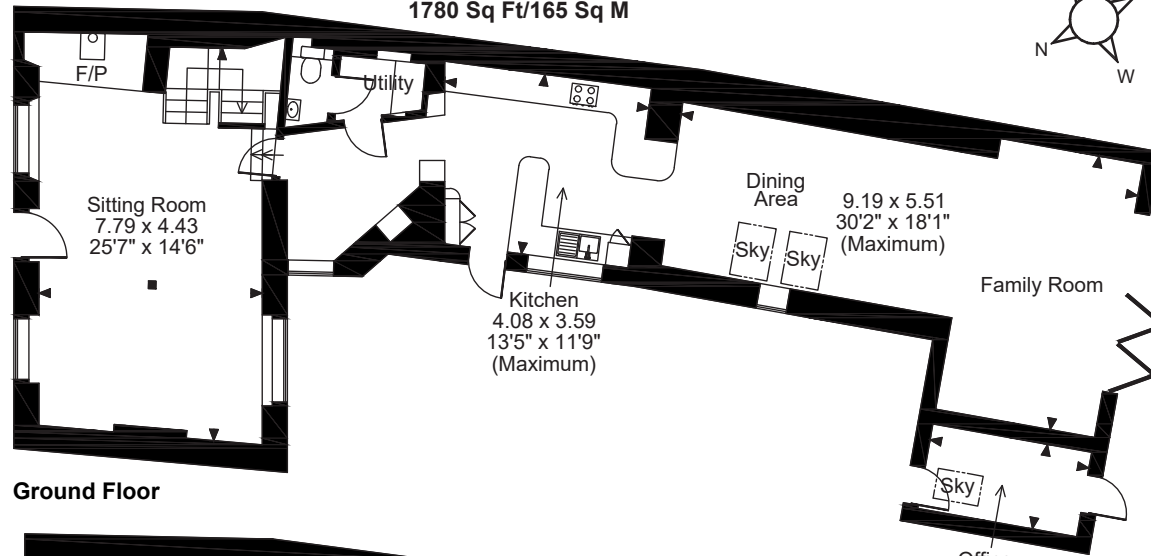
Special notes: There are restrictive covenants on the title, please ask for more information. Property is in a conservation area.



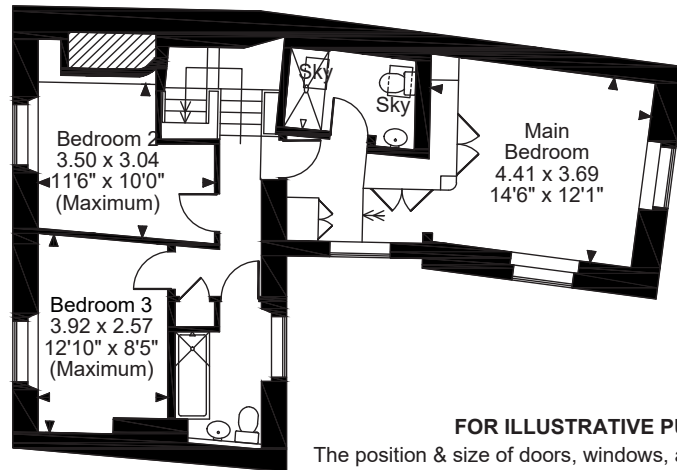




Stocks Hill, Silverstone, Towcester
Approximate Gross Internal Area
1780 Sq Ft/165 Sq M



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Council Tax Band: E

Offers over £600,000



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





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