



13 Wentworth Way, Stoke Bruerne, Northamptonshire, NN12 7SA

HOWKINS &
HARRISON

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Northamptonshire, NN12 7SA

Guide Price: £425,000

Privately situated within the popular and well serviced village of Stoke Bruerne, with far reaching views over open countryside, this semi-detached dormer bungalow has been extended and recently modernised. Presented in excellent condition throughout, the accommodation includes a kitchen/breakfast room, utility room, and spacious sitting/dining room. Alongside that the property offers two ground floor bedrooms, one with ensuite, plus two first floor bedrooms and a shower room. Outside, the property further benefits from a mature, southerly facing, landscaped rear garden.

Features

- Semi-detached dormer bungalow
- Popular village location
- Beautifully presented throughout
- Four bedrooms and two bathrooms
- Kitchen/breakfast room
- Utility room
- Spacious sitting/dining room
- Countryside views
- Generous gardens
- Energy rating D



Location

The popular historic village of Stoke Bruerne is set in the heart of rural Northamptonshire with most of the homes and buildings in the village over 200 years old. In and around Stoke Bruerne you'll find the Blisworth Tunnel, historic locks and bridges, a weighing machine, winding hole and traditional canal pubs. The village primary school offers a small and friendly environment with other primary and secondary schools in the local area.

Stoke Bruerne is ideally situated near the A508 and A5 providing good access to the A43, M1 and M40. Train stations at Milton Keynes and Northampton offer services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Just over 4 miles away is the vibrant market town of Towcester which boasts independent shops and facilities from fresh foods, gifts, jewellery, accessories and clothes to delicious food on offer from the great restaurants and cafes.

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.



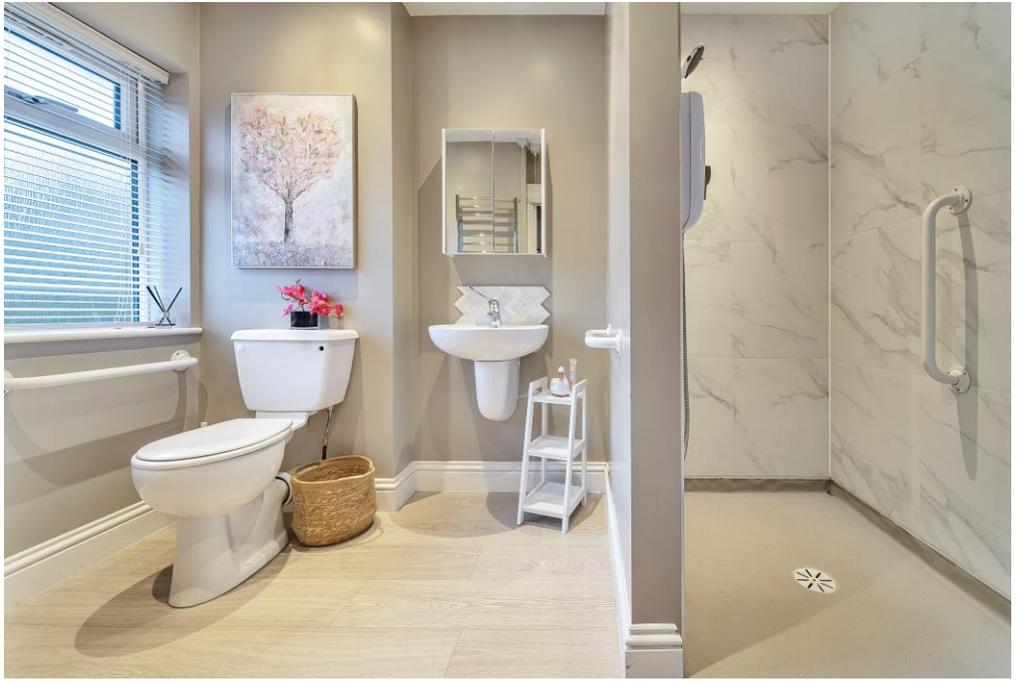
Ground Floor

Beyond the electric front door, the entrance hall has stairs rising to the first floor and a doorway to the well-appointed kitchen/breakfast room, with a range of fitted units and integrated appliances, plus a separate utility room. The master bedroom is situated on the ground floor, with fitted wardrobes, and a doorway to the ensuite. The generous second bedroom benefits from a dressing area. The spacious sitting/dining room is to the rear of the property, with sliding doors leading to the patio and garden beyond.

First Floor

Two further bedrooms include fitted cupboards and share a shower room.





Outside

Privately situated within Stoke Bruerne, the property is approached by a footpath beyond a low-level wall leading to the front door, whilst the remainder of the front garden is mostly gravelled with hedged borders. The rear, southerly facing garden is mostly laid to lawn, with two patio seating areas, well stocked borders, and views across open countryside.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





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

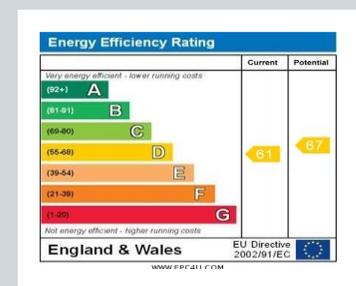
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

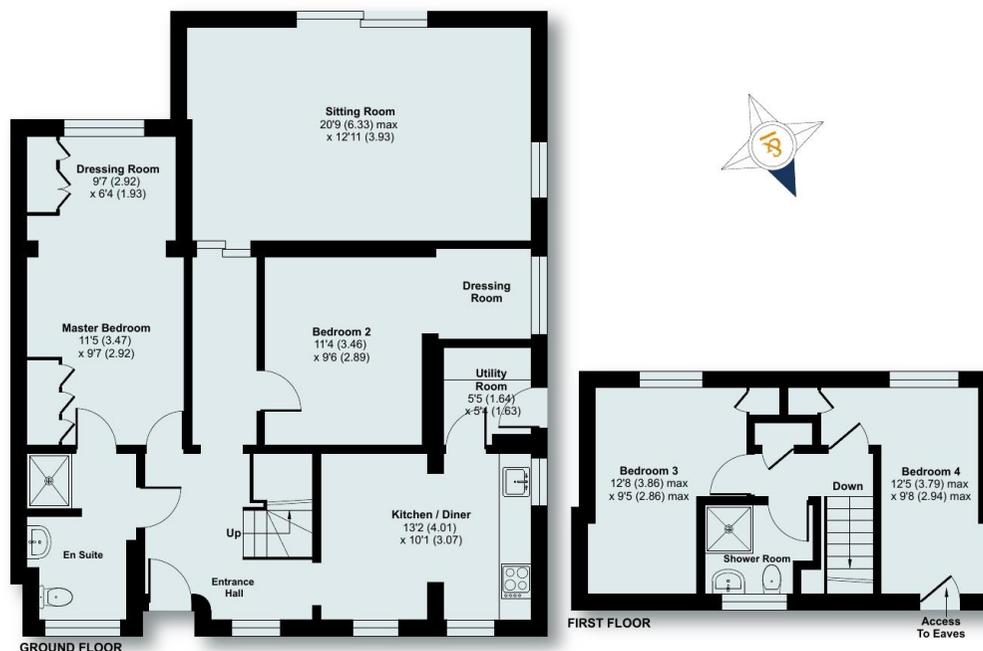
Council Tax Band - B



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Approximate Area = 1323 sq ft / 122.9 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). © nichecom 2026. Produced for Howkins & Harrison. REF: 1400884

HOWKINS & HARRISON

Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook HowkinsandHarrison
 Twitter HowkinsLLP
 Instagram HowkinsLLP



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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.