



43 Main Street, Church Stowe, Northamptonshire, NN7 4SG

HOWKINS &
HARRISON



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Northamptonshire, NN7 4SG

Guide Price: £795,000

Located in the heart of this desirable village close to the village green is a well presented four bedroomed detached family home. The property benefits from a wood burning stove in the sitting room, two further reception rooms and a kitchen/breakfast room overlooking the established rear garden. To the first floor are four double bedrooms, an ensuite and a family bathroom. The property has generous space around with ample parking and tiered garden.



Location

Church Stowe is a small, peaceful rural village in West Northamptonshire, forming part of the parish of Stowe Nine Churches. It is best known for St Michael's Church, which has ancient origins and an Anglo-Saxon tower, and for the local legend behind the parish's unusual name. The village sits on a ridge surrounded by rolling countryside, with traditional cottages and a quiet, close-knit community. Church Stowe is situated just five miles north of the thriving market town of Towcester with 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. The area is well suited to those who enjoy the outdoors. There are numerous public footpaths and circular walks linking Church Stowe with Upper Stowe and the surrounding countryside. Nearby woods and wildlife sites include Ramsden Corner Plantation, Stowe Wood, Woodhill Plantation and Stowe Spinney, all valued for their wildlife and tranquillity. Larger woodland destinations such as Salcey Forest and Fineshade Wood are within easy driving distance. Local attractions also include the Old Dairy Farm Craft Centre in Upper Stowe. Sporting activities in the area include golf at Whittlebury Hall &



Ground Floor

Entrance is via a uPVC double-glazed front door opening into a reception hallway with wood flooring. Glazed doors lead to the sitting room, dining room, study and kitchen/breakfast room, with a panelled door to the cloakroom/WC fitted with a two-piece white suite comprising a low-level WC and pedestal wash hand basin. The hallway also benefits from a built-in coats cupboard. The dual aspect sitting room enjoys doors opening to the rear terrace and a cast iron wood burning stove. Double doors open into the dining room which can also be accessed from the hallway and overlooks the rear garden. The study features a bay window to the front elevation and wood flooring.

The kitchen/breakfast room has French doors opening onto the rear terrace, along with an additional window overlooking the rear garden. It is fitted with a range of wall, base and drawer units topped with granite work surfaces, incorporating an under-slung one-and-a-half bowl sink with chrome mixer tap. Appliances include a built-in Neff eye-level double oven, Bosch electric hob with extractor hood above, and integrated fridge/freezer and dishwasher. A glazed door leads through to the utility room. The utility room has a door to the front elevation and a built-in double cupboard housing the oil-fired boiler, with additional space for drying and storage. There is plumbing for a washing machine, space for further white goods, base and wall units, and a stainless-steel sink. A further door provides access to the garage.





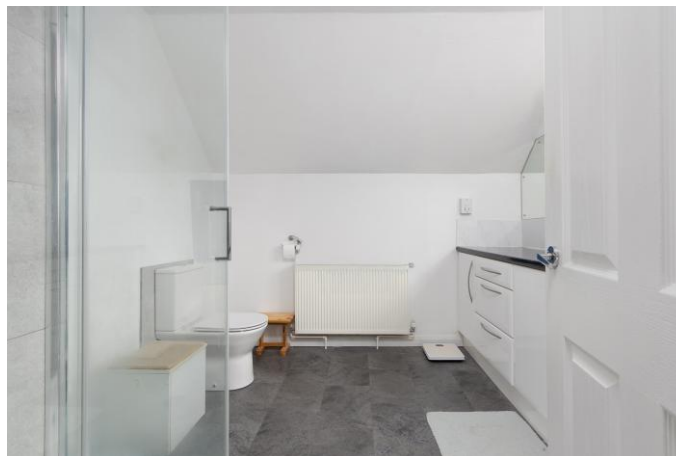
First Floor

A window to the front elevation provides natural light to the landing, with panelled doors leading to all adjoining rooms. The primary bedroom features a comprehensive range of fitted furniture including wardrobes, drawers, bedside cabinets and a dressing table. A window to the rear enjoys views over the garden and open countryside beyond. A panelled door leads to the en-suite shower room. The en-suite is fitted with a three-piece suite comprising a low-level WC, inset wash hand basin with cupboards and drawers beneath, and a double shower cubicle. Additional features include a wall light point, radiator and tiling to splash areas.

Bedroom two has a window to the rear, overlooking the garden and countryside beyond.

Bedroom three enjoys a front-facing window overlooking the green and benefits from a range of fitted wardrobes to one wall. Bedroom four also has fitted wardrobes to one wall and a rear-facing window with views over the rear garden and countryside.

The family bathroom is fitted with a three-piece suite comprising a low-level WC, inset wash hand basin with cupboards and drawers beneath, and a double-ended panelled bath with shower over and glass side screen. The room is tiled to splashback areas.





Outside

The property benefits from a double garage with twin up-and-over doors, a pedestrian door providing access to the rear garden, and a further window overlooking the garden. An EV car charging point is fitted, and there is useful loft storage space. The rear garden is of a generous size and a true gardener's dream. A large, paved terrace with central steps leads down to the main garden area which has a shaped lawn, further steps lead to more lawn and a vegetable garden. Pedestrian access to the front is available on both sides of the property via timber gates.

Additional external features include an oil tank, outside tap, garden shed, a tool shed, a greenhouse and a covered log store.

To the front, the property is accessed via a five-bar timber gate opening onto a gravel driveway providing off-road parking for several vehicles. The remainder of the front garden is predominantly laid to lawn and attractively planted with shaped shrubs, a holly tree and box hedging.





Features

- Desirable village location
- Four double bedrooms
- Kitchen/breakfast room
- Sitting room with wood burning stove
- Dining room and study
- En-suite and family bathroom
- Double garage
- Ample off-road parking
- Good sized rear garden
- EPC Rating - D

Agents Note

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



Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01327-316880.

Fixtures and Fittings

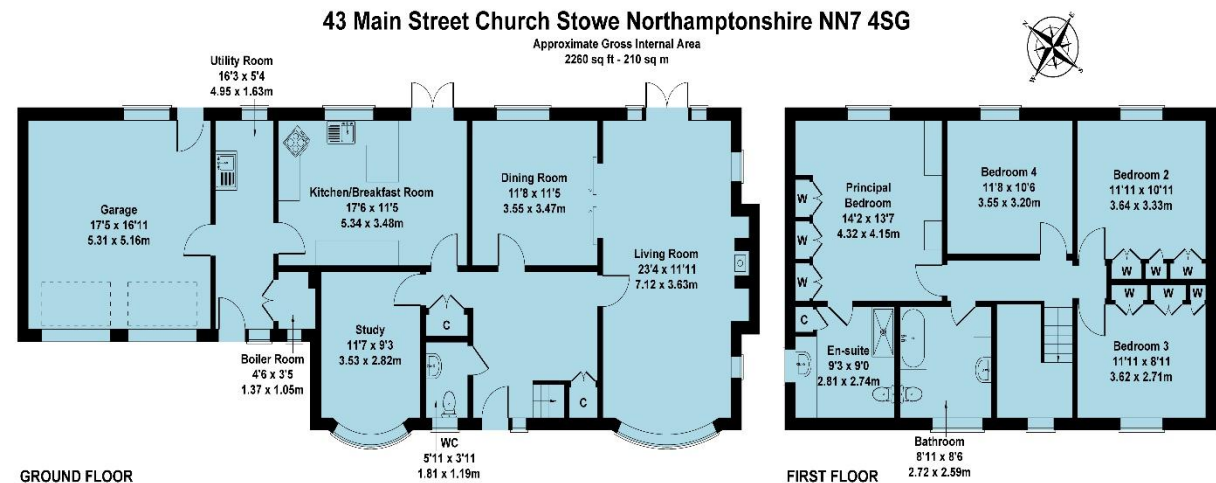
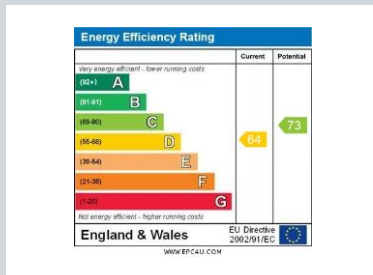
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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
Council Tax Band G



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