



21 Sheepscombe Close, Paulerspury, Northamptonshire, NN12 7FE

HOWKINS &  
HARRISON

21 Sheepscombe Close  
Paulerspury  
Northamptonshire  
NN12 7FE

Guide Price: £90,000

An exciting opportunity to acquire a 30% share of this beautifully presented semi-detached home, enjoying countryside views, situated within the popular village of Paulerspury. The accommodation boasts two spacious bedrooms, a family bathroom, kitchen/dining room, cloakroom and sitting room. Outside, the property further benefits from a generous rear garden, two allocated parking spaces and an EV charging point.

### Features

- 30% Shared Ownership
- Semi-detached property
- Village location
- Two spacious bedrooms
- Family bathroom and cloakroom
- Kitchen/dining room
- Sitting room
- Rear garden and off-road parking
- Energy rating B



## Location

The picturesque village of Paulerspury lies approximately 3 miles south of the market town of Towcester and 10 miles north of Milton Keynes along the A5 road. The village has a primary school with pre-school, recreation ground with play equipment, doctors' surgery, church, village hall and public house. A petrol station with Budgens mini-supermarket is situated at the junction of Grays Lane on the A5.

There is good access to the M1 motorway at junction 15a, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 55 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesterians 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

Entrance hall, with stairs rising to the first floor and cloakroom off. A doorway leads to the sitting room, and separate kitchen/dining room, with a range of fitted units and patio doors to the rear garden.

## First Floor

The first floor boasts two generous bedrooms, a family bathroom and a large storage cupboard.

## Outside

The property benefits from two parking spaces, sharing an EV charging point, with a footpath leading to the front door. The rear garden is fully enclosed, mostly laid to lawn with a patio seating area, and a courtesy gate.

## Agents Note

We understand that the monthly rent is £570.51 from the 1st of April 2026, paid to Amplus Housing. The monthly service charge is £19.90 (including buildings insurance). The Lease was granted for 990 years from 2023. We highly recommend that any purchaser should check the information with their legal advisor, before making a commitment to purchase.

## 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

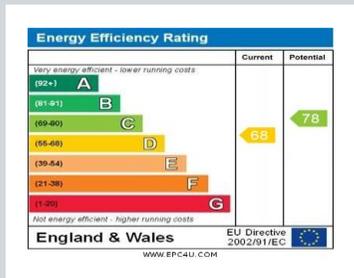
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

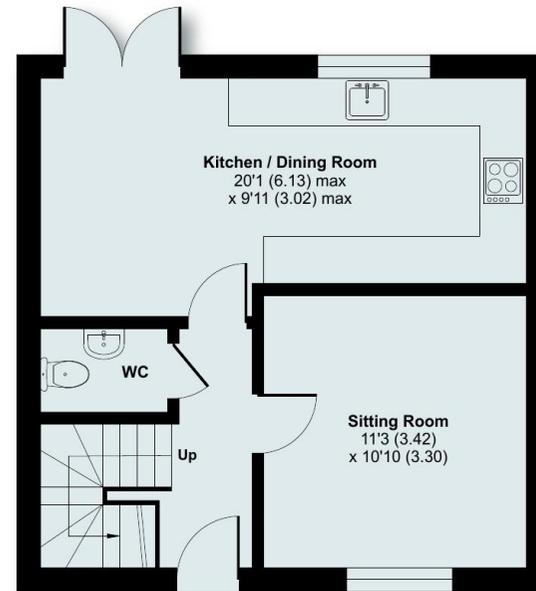
West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C

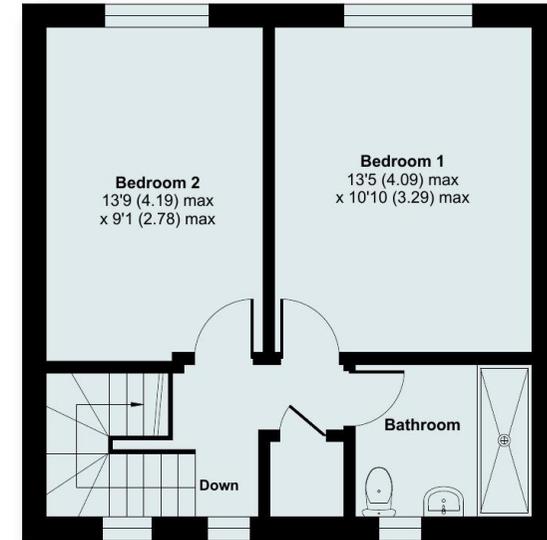


## Sheepscombe Close, Paulerspury, Towcester, NN12

Approximate Area = 830 sq ft / 77.1 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Howkins & Harrison. REF: 1418207



## Howkins & Harrison

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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.