



15a Brackley Road  
Silverstone | Towcester | Northamptonshire | NN12 8UA

 FINE & COUNTRY

# STEP INSIDE

15a Brackley Road

A substantial and superbly appointed detached family home, offering over 3,000 sq ft of beautifully presented accommodation arranged across three impressive floors. Constructed in 2021/2022 and benefitting from the remainder of a Buildzone 10-Year Guarantee, this exceptional residence combines contemporary design with generous proportions and a highly sought-after village setting.

## Exceptional Living Space

The welcoming storm porch opens into an inviting entrance hall, drawing your eye through to the heart of the home to a stunning open plan "live-in" kitchen / dining / family room. Designed for modern family life and entertaining alike, this expansive space features two sets of bi-fold doors that flood the room with natural light and open seamlessly onto the South-Westerly facing garden.

A separate sitting room provides a peaceful retreat, while a practical utility room and cloakroom complete the thoughtfully arranged ground floor. Underfloor heating throughout the ground floor, powered by a gas-fired boiler, ensures comfort and efficiency.

## Elegant Accommodation Over Three Floors

The first floor is centred around a striking statement landing, leading to four generous double bedrooms. The principal bedroom benefits from a stylish en-suite, complemented by a well-appointed family bathroom serving the remaining bedrooms.

Occupying the entire second floor, the vast guest suite offers a truly indulgent sanctuary comprising an impressive double bedroom, dedicated dressing room and luxurious bathroom. Ideal for guests, multi-generational living, or as a private principal retreat.





# SELLER INSIGHT

“ When I first walked into 15a Brackley Road, it was the light that won me over. The stunning open-plan living space at the rear, framed by two big bi-fold doors, creates a sun trap that floods the home with warmth. Even in winter, the sunlight pours in and, combined with the underfloor heating, keeps the space cosy and inviting. It has always felt like the heart of the house – warm, sociable, and welcoming.

We designed our lives around this space. I love cooking at the kitchen island with a glass of something in hand while friends and family gather around. There is room for everyone, whether for casual family dinners or larger celebrations. When my daughter was doing her A-levels, it was important to me that she would feel proud to bring friends home, and we ended up hosting wonderful intergenerational evenings with my friends and hers together, laughter filling the room. This is a home that naturally brings people together.

Outside, the garden is simple and low maintenance, with an elevated lawn and a patio right by the doors – perfect for barbecues and summer evenings that flow from indoors to out. It is private, practical, and easy to enjoy without constant upkeep.

The location of the property has also been invaluable. I drive a lot for work, and from here you can reach almost anywhere in England in a day. The M40 and M1 are easily accessible, Milton Keynes offers trains to London Euston in around half an hour, and Oxford is close enough for spontaneous days out.

What I will miss most, however, is that incredible living space – the light, the openness, and the way it makes everyday moments special. This is more than a house; it is a place where people feel instantly at home.”\*

\* 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 OUTSIDE

## 15a Brackley Road

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To the front, block-paved driveway parking provides space for four or more vehicles and leads to a large integral double garage, complete with electric roller shutter door and personal access to the hallway.

Gated side access leads to the landscaped rear garden, which is fully enclosed and enjoys a perfect South-Westerly aspect making it ideal for afternoon and evenings sun. A generous patio area provides the perfect setting for outdoor dining and entertaining, with lawn beyond.

### Location – Silverstone

Silverstone is a highly regarded and well-served village, located approximately four miles south of Towcester. World-renowned for the Silverstone Circuit, the village also offers excellent everyday amenities including a local shop, post office, public house, newly built primary school and doctors' surgery. A strong sense of community is supported by numerous clubs and organisations, including football, Brownies, WI and gardening groups.

The property is within easy walking distance of Silverstone Circuit and enjoys excellent transport links via the A43, A5, M1 and M40. Mainline rail services from Milton Keynes (approximately 30 minutes to London Euston) and Northampton (approximately 50 minutes) provide convenient commuter access.

Leisure opportunities are abundant, with rugby, hockey, tennis, netball and cricket at Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at nearby reservoirs including Pitsford and Draycote Water – as well as the iconic motorsport events on your doorstep.

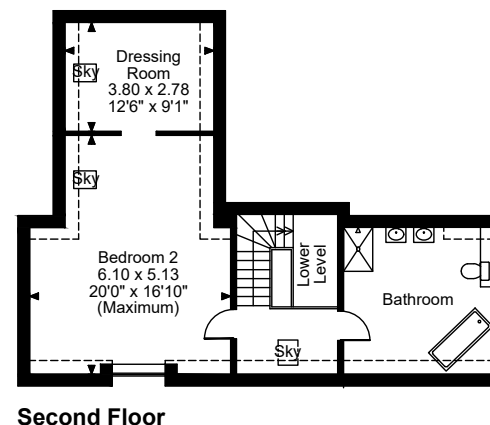
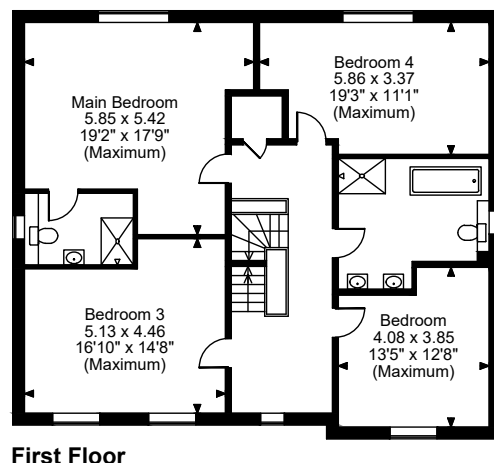
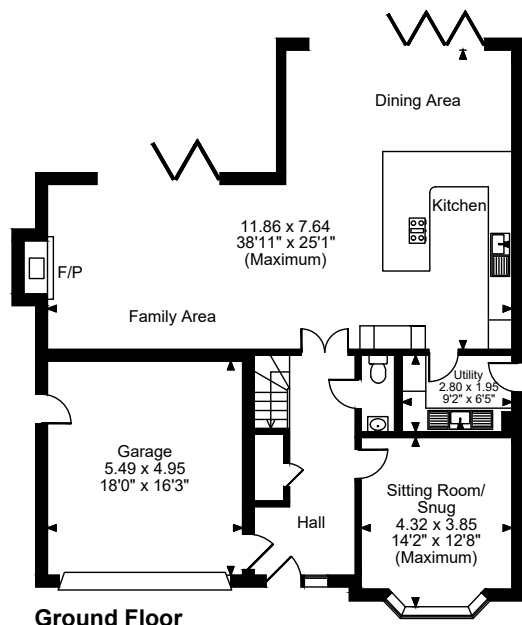
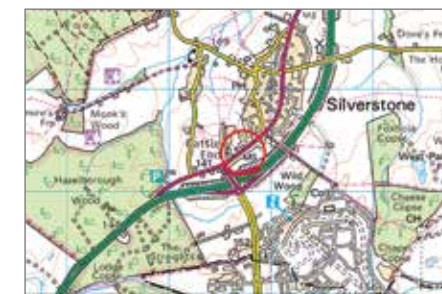
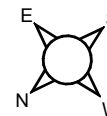
### Additional Information

- Tenure: Freehold
- Council Tax: Band G
- Local Authority: South Northamptonshire
- EPC Rating: B
- Heating: Gas central heating (underfloor heating to ground floor)
- Electricity, Gas & Drainage: Mains connected
- Broadband: Part fibre available (buyer to verify)
- Mobile Signal: 5G available in postcode (buyer to verify)
- Parking: Double garage and driveway parking for four+ vehicles

An exceptional modern home of scale, quality and location – perfectly suited to contemporary family living in one of Northamptonshire's most desirable villages.



**Brackley Road, Silverstone, Towcester**  
**Approximate Gross Internal Area**  
**Main House = 3023 Sq Ft/281 Sq M**  
**Garage = 293 Sq Ft/27 Sq M**  
**Total = 3316 Sq Ft/308 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐ Denotes restricted head height  
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Tenure: Freehold  
 Council Tax Band: 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 © 2026 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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