



81 High Street, Ascote, Northamptonshire, NN12 8NW

\*\*DRAFT DETAILS\*\*

HOWKINS &  
HARRISON

81 High Street, Ascote,  
Northamptonshire, NN12 8NW

Guide Price: £575,000

An exciting opportunity to acquire a unique, detached property, situated on a mature plot of just over half an acre, enjoying views over open farmland, within the sought-after village of Ascote. The accommodation comprises entrance hall, two spacious reception rooms, kitchen, utility and cloakroom, four / five bedrooms and a family bathroom. Outside, the property benefits from a beautiful mature plot of just over half an acre, complete with garage and large outbuilding. The property offers great scope for refurbishment and extension.

### Features

- Unique detached property
- Mature plot of half an acre
- Two / three reception rooms
- Kitchen, utility & cloakroom
- Four / five bedrooms
- Garage & substantial outbuilding
- Rural outlook to side & rear
- Great opportunity to refurbish & extend
- Energy rating F



## Location

Situated in the South Northamptonshire countryside, Astcote is a pretty village annexed to the parish of Pattishall which boasts a church, parish hall, primary school with pre-school and nursery, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, a restaurant, and a variety of groups and societies. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors surgeries with a number of dentists in Towcester.

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

The entrance porch opens into the family room, also to the entrance hall. The sitting room is open plan to the dining room beyond. At the rear is the kitchen, utility room & cloakroom.

## First Floor

There are five generous bedrooms, two of which are interconnecting, and a family bathroom.





## Outside

There is driveway parking leading to a car port and single garage beyond. From the front garden there is access to the rear garden which is a wonderful, mature, flat area, complete with a substantial outbuilding and fields to both the rear and side. In total the plot is just in excess of half an acre.

## Agents Note

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

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**Land App**





## 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

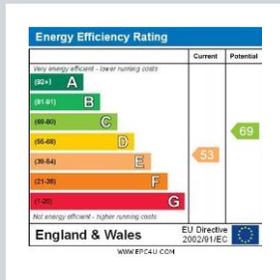
The following services are connected to this property: electricity, water and drainage. Oil fed boiler. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



## 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.



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