



14 Old Oak Drive, Silverstone, Northamptonshire, NN12 8DN

HOWKINS &
HARRISON

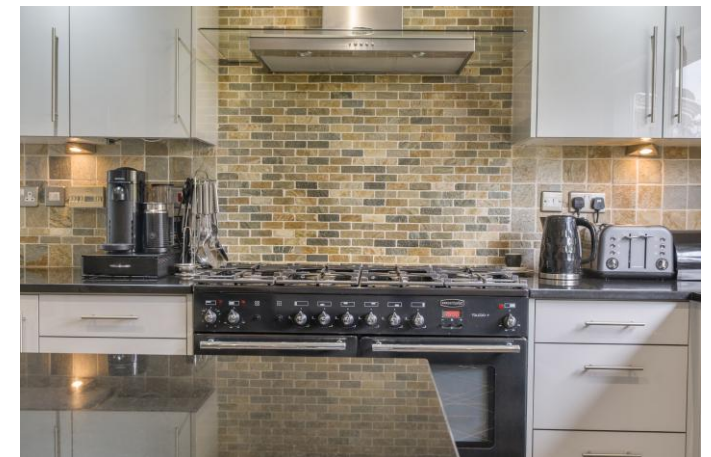
14 Old Oak Drive,
Silverstone,
Northamptonshire,
NN12 8DN

Guide Price: £675,000

A generous and beautifully presented, detached, family home, constructed in 1995 by David Wilson Homes, and lived in by the same owners from new. The generous accommodation comprises entrance hall, cloakroom, sitting room, dining room, family room/study, kitchen/breakfast room, utility, four double bedrooms with an en-suite to the master bedroom, and family bathroom. There is driveway parking for several cars, an integral double garage and a generous South facing rear garden.

Features

- Substantial detached family home
- 1,812 sq ft living accommodation
- Four double bedrooms- all with fitted wardrobes
- En-suite and family bathroom
- Three reception rooms
- Kitchen / breakfast room
- Cloakroom and utility room
- Integral double garage and driveway for several cars
- Generous South-facing garden
- EPC Rating: D



Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes and 50 minutes respectively.

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.



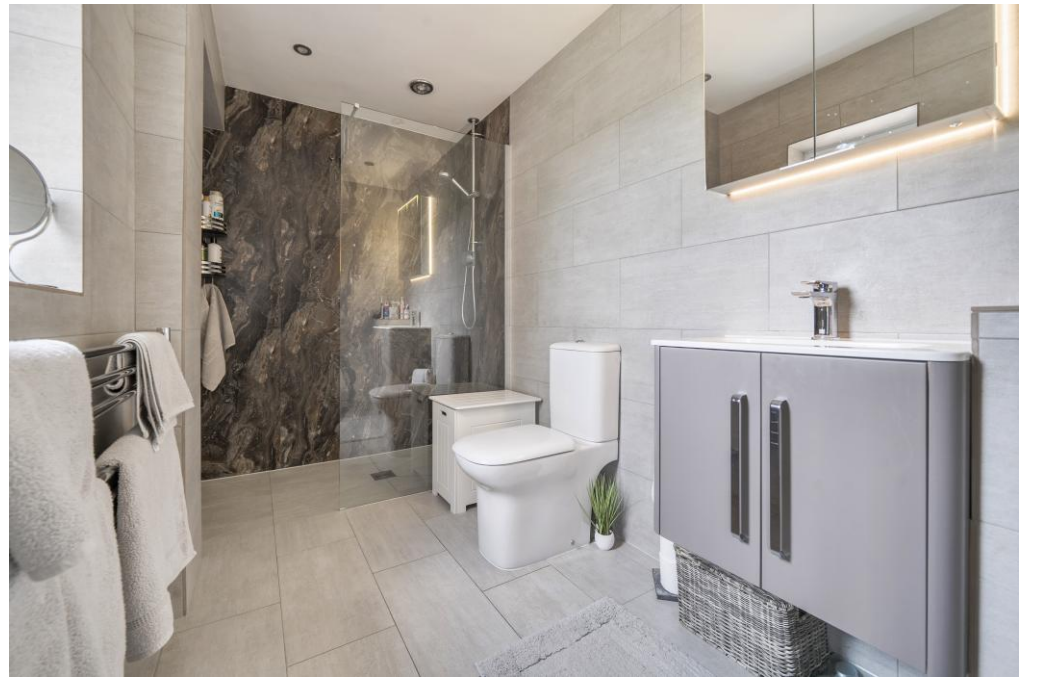
Ground Floor

The central hallway has a cloakroom off, and doors to the spacious sitting room, dining room, family room / study and kitchen / breakfast room, beyond which is the utility room which has a door into the double garage.

First Floor

The landing leads to the master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. All four bedrooms benefit from fitted wardrobes.





Outside

The property occupies a prominent position with an open aspect at the front. There is driveway parking for several cars and access to the integral double garage. Gated access leads to the generous rear garden, which is predominantly laid to lawn and South-facing.



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

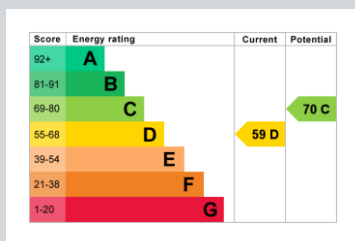
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

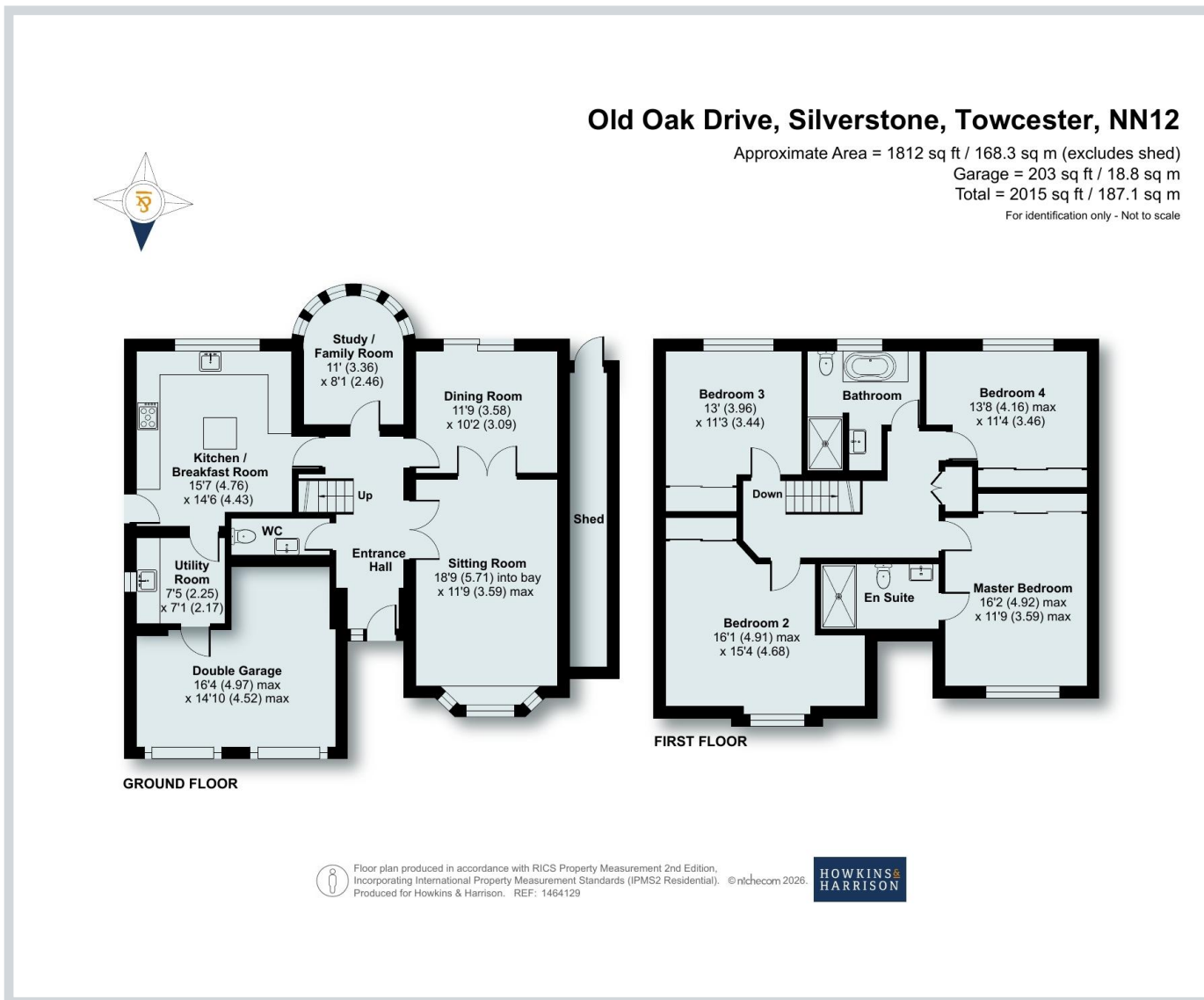
Council Tax Band - F



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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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