



5 Wood Burcote, Towcester, Northamptonshire, NN12 6JR

HOWKINS &
HARRISON

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Towcester,
Northamptonshire,
NN12 6JR

Guide Price: £795,000

Quietly situated within Wood Burcote, this detached stone and brick cottage combines period charm with modern features. The accommodation has been beautifully refurbished throughout, to include a hallway, kitchen/breakfast room, dining room, sitting room, study, utility and cloakroom. On the first floor, there are four generous bedrooms, with an en-suite to master and a family bathroom. Outside, the property further benefits from a mature rear garden, a fifth bedroom/office/studio with shower room and air conditioning, a storeroom, plus ample driveway parking.

Features

- Detached cottage
- Beautifully refurbished throughout
- Four generous bedrooms
- Kitchen/breakfast room
- Utility & cloakroom
- Sitting room & dining room
- Mature rear garden
- Home studio with shower room and air conditioning
- Garage and ample driveway parking
- EPC rating: C



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 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, sitting room with feature fireplace, dining room complete with wood burning stove, study, separate utility and cloakroom, and well-appointed kitchen/breakfast room, with a range of fitted units, integrated appliances and patio doors leading to the rear garden. Bedroom five/ office/ studio has its own access, complete with a shower room, air conditioning and a doorway leading to the store.

First Floor

The master bedroom boasts vaulted ceilings, fitted wardrobes and an en-suite shower room. There are three further bedrooms, sharing a family bathroom.





Outside

There is driveway parking to the front of the property, whilst to the rear is a beautiful, mature, landscaped rear garden complete with ornamental pond with pergola over, a generous lawn, all fully enclosed and enjoying a relatively open aspect to the rear.

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. Electric 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 - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approximate Area = 2005 sq ft / 186.2 sq m (excludes shed & store)

Garage = 98 sq ft / 9.1 sq m

Bedroom 5 / Office / Studio = 134 sq ft / 12.4 sq m

Total = 232 sq ft / 21.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Howkins & Harrison. REF: 1494932

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