



6 Winchester Way, Towcester, Northamptonshire, NN12 6PR

HOWKINS &
HARRISON

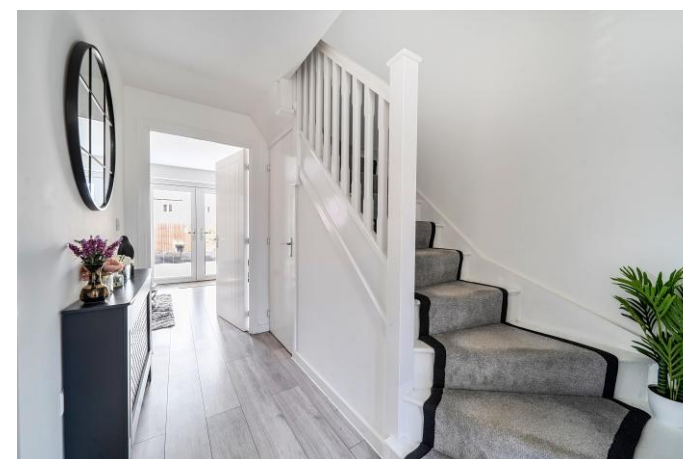
6 Winchester Way,
Towcester,
Northamptonshire,
NN12 6PR

Guide Price: £395,000

This beautifully presented and well located semi-detached property was constructed in 2024 by Persimmon Homes to their popular 'Appletree' design. The spacious and flexible accommodation includes a kitchen/dining room, sitting room, cloakroom, master bedroom en-suite, three further bedrooms and a family bathroom. Outside, the property further benefits from a landscaped rear garden, garage and ample driveway parking.

Features

- Persimmon 'Appletree'
- Constructed in 2024
- Master bedroom en-suite
- Three further bedrooms & family bathroom
- Kitchen/dining room
- Spacious sitting room
- Cloakroom
- Landscaped rear garden
- Garage & ample driveway parking
- EPC rating: B



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 Towcesters 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. The kitchen benefits from a range of fitted units, integrated appliances and a dining area. The sitting room has patio doors leading to the rear garden.

First Floor

There are three generous bedrooms sharing a family bathroom.

Second Floor

The master bedroom occupies the second floor and boasts an en-suite shower room plus fitted wardrobes.





Outside

The property is approached by a shared drive utilised by four properties. 6 Winchester Way benefits from tandem driveway parking, a single garage and a courtesy gate leading to the garden.

The rear garden is fully enclosed and has been thoughtfully landscaped to include a generous decked seating area.

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

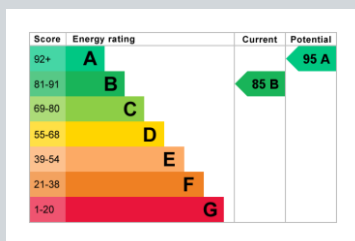
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



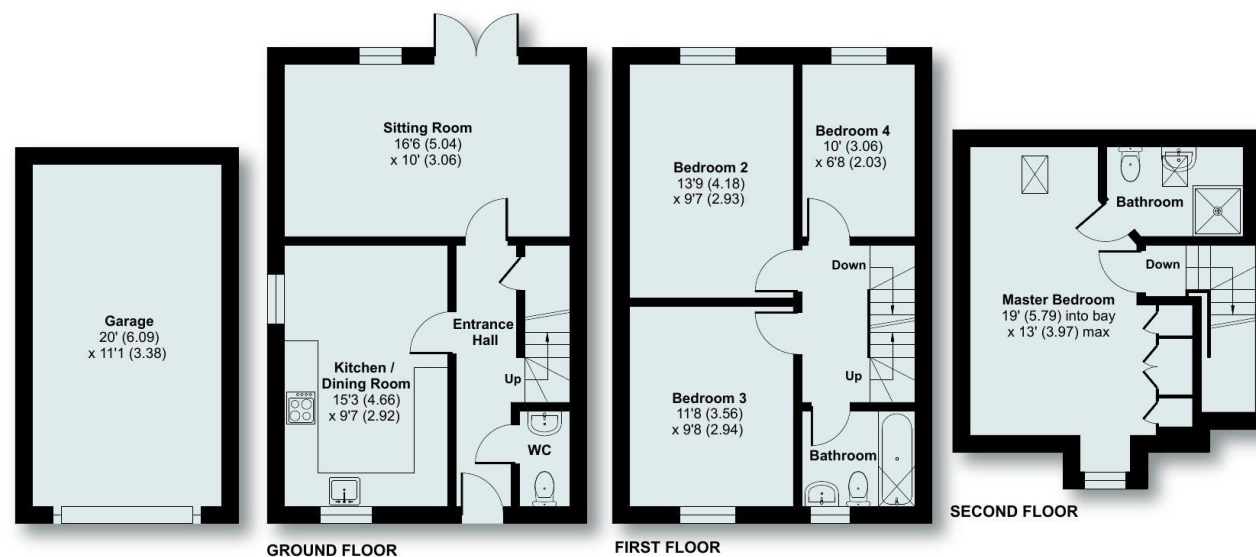
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Approximate Area = 1141 sq ft / 106 sq m

Garage = 222 sq ft / 20.6 sq m

Total = 1363 sq ft / 126.6 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). © nichecom 2026. Produced for Howkins & Harrison. REF: 1526504

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.