



8 Foxcovert Drive, Roade, Northamptonshire, NN7 2LL

HOWKINS &
HARRISON

8 Foxcovert Drive, Roade,
Northamptonshire, NN7 2LL

Guide Price: £875,000

A substantial detached family home, with generous gardens and beautiful countryside views, situated within the well-served village of Roade. The accommodation extends to over 2,500 sq ft, to include a kitchen/dining/family room, sitting room, study, utility and cloakroom, five double bedrooms, including two en-suites, and a family bathroom. Outside, the property further benefits from a double integral garage, plentiful driveway parking and a large mature rear garden.

Features

- Detached family home
- Beautifully presented throughout
- Large kitchen/dining/family room
- Sitting room & study
- Flexible living space
- Master bedroom en-suite
- Four further double bedrooms
- Generous gardens with countryside views
- Double garage & driveway parking
- EPC rating: C



Location

Road lies on the A508 which links Northampton to Milton Keynes and is 2 miles south of junction 15 of the M1, 5 miles south of Northampton, 6 miles north east of Towcester, and 12 miles north of Milton Keynes. The village benefits from a recently opened bypass to the west of the village. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

The village has a pub and several shops in the High Street including a main post office, gift shop, garage and store, chemist, doctors' surgery, primary and secondary schools.

Sporting activities in the area include golf at Collingtree, Silverstone and Whittlebury Hall, country walks and bridleways at Salcey Forest, watersports at Pitsford Reservoir, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

The spacious entrance hall leads to the large kitchen/dining/family room, which benefits from a range of fitted units, integrated appliances, a central island and two sets of patio doors. There is a separate sitting room, with an open fire and further set of patio doors leading to the garden, plus a study, cloakroom and utility room. An internal door also provides useful access to the double garage.

First Floor

The vast master bedroom boasts fitted wardrobes and a four-piece en-suite bathroom. The second bedroom also benefits from an en-suite shower room and fitted wardrobes. There are three further double bedrooms, all with fitted wardrobes, and a family bathroom.





Outside

The property is approached by a driveway offering off-road parking for numerous vehicles and access to the double garage through electric doors. The remainder of the front garden is neatly laid to lawn with a courtesy gate to the rear garden.

The rear garden is also mostly laid to lawn, with two patio seating areas enjoying countryside views. The garden is fully enclosed by fencing, with thoughtfully planted borders.

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

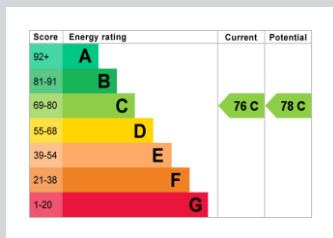
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - G



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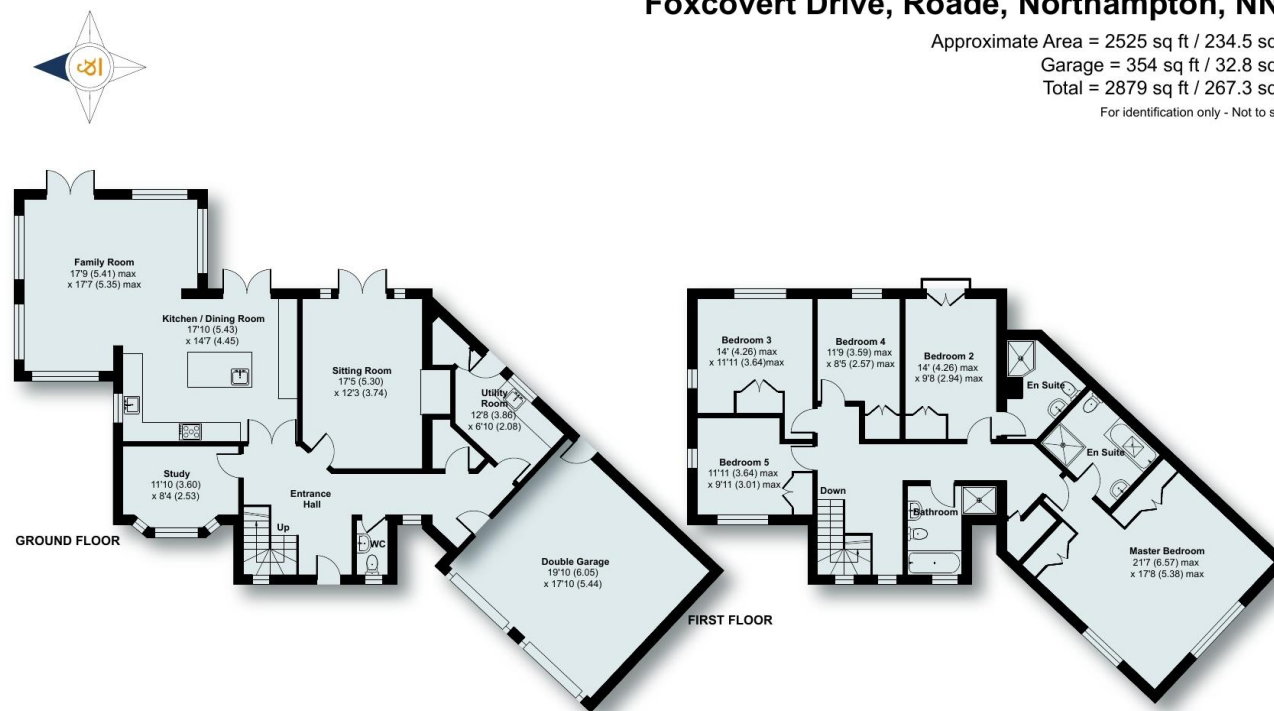
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Approximate Area = 2525 sq ft / 234.5 sq m

Garage = 354 sq ft / 32.8 sq m

Total = 2879 sq ft / 267.3 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: 1493047

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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.