



8 High Street, Astcote, Northamptonshire, NN12 8NW

HOWKINS &  
HARRISON

8 High Street, Astcote,  
Northamptonshire, NN12 8NW

Guide Price: £235,000

Presented with no onward chain, this delightful, semi-detached property is privately situated within the sought-after village of Astcote. The accommodation includes a sitting room, kitchen/dining room, with two generous bedrooms and a bathroom. Outside, the property further benefits from a low-maintenance garden and an outbuilding

#### Features

- Village location
- No onward chain
- Two bedrooms
- Family bathroom
- Kitchen/dining room
- Sitting room
- Low-maintenance garden & outbuilding
- Energy rating - E



## 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 hall has stairs rising to the first floor and a doorway leading to the sitting room, complete with a wood burning stove. The kitchen/dining room benefits from a range of fitted units, and a doorway providing access to the front garden.

## First Floor

Two generous bedrooms share a family bathroom, with bedroom two benefitting from fitted wardrobes.

## Outside

The property is approached by a footpath, shared with the adjoining neighbour, leading directly to the front door. A gate leads to the front garden, which is mostly laid to lawn with a patio seating area and a useful outbuilding.

## 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

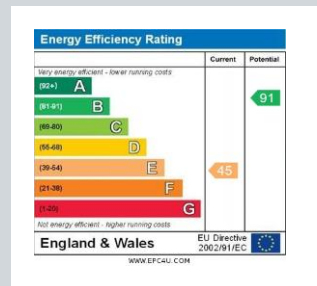
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Leasehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



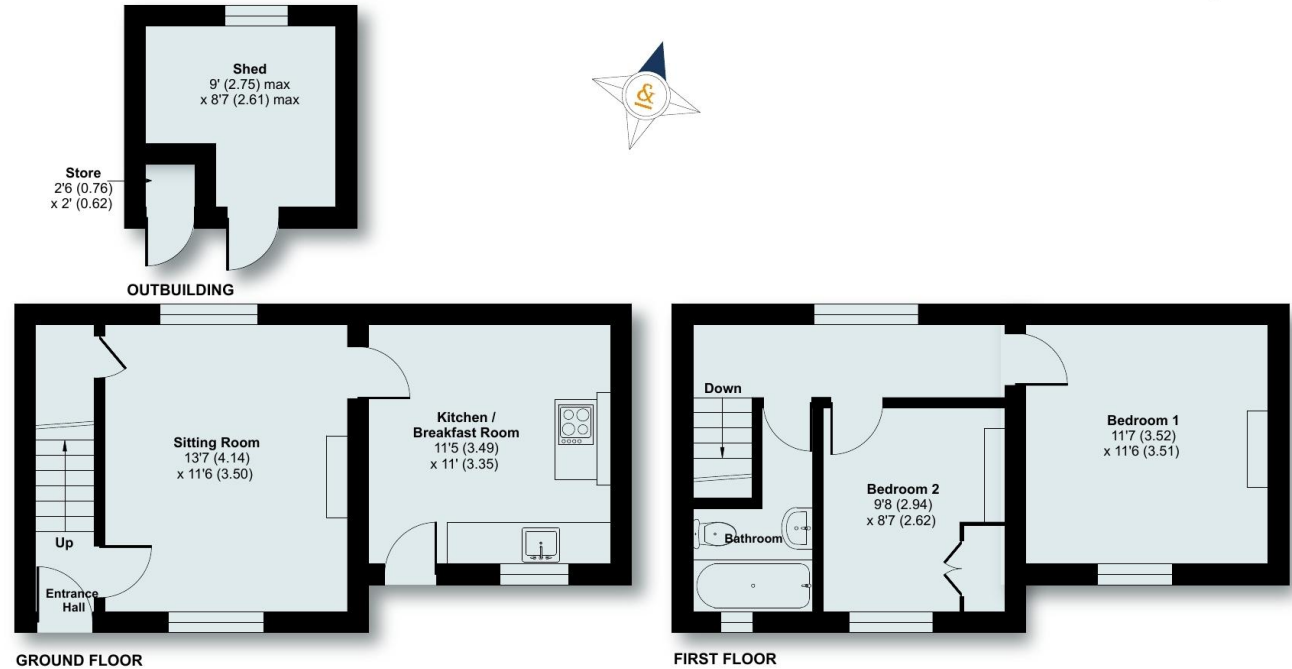
## High Street, Astcote, Towcester, NN12

Approximate Area = 682 sq ft / 63.3 sq m

Outbuildings = 72 sq ft / 6.6 sq m

Total = 754 sq ft / 70 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). © ncthecom 2026. Produced for Howkins & Harrison. REF: 1424061

HOWKINS & HARRISON

## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.

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.