



Yew Tree House, The Green, Abthorpe, Northamptonshire, NN12 8QP

HOWKINS &
HARRISON



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Guide Price: £1,750,000

A truly beautiful and impressive, six bedroom, period family home, occupying an idyllic, prominent position overlooking the village green. The generous, versatile accommodation extends to over 4,000 sq ft and comprises three reception rooms, luxury kitchen / breakfast room, utility / boot room and cloakroom, three first floor en-suite bedrooms, three further bedrooms on the second floor and a further bathroom, in addition to which there is also a practical, usable basement. There is a superb, contemporary, self-contained annexe, ideal as ancillary accommodation or AirBnB. There are generous, mature gardens, extensive driveway parking and a large double carport.

Features

- Substantial detached family home
- Impressive period family home, in excess of 4,000 sq ft
- Six bedrooms and four bathrooms
- Three reception rooms
- Luxury kitchen / breakfast room
- Utility / boot room and WC
- Superb contemporary self-contained annexe
- Extensive driveway parking and double car port
- Usable practical basement
- Beautiful mature gardens of 0.4 acre, central village plot.
- EPC Rating: E



The village of Abthorpe lies some three miles from Towcester and two miles from Silverstone and has a delightful village green, church and Public House. There is good access to the A43, M1 and M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes.

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.

Nearby primary schools are found in Silverstone and Greens Norton with Towcester having both primary and secondary schools. High speed Broadband is available through the Tove Valley Community Broadband Service.



Ground Floor

The impressive central hallway opens to the sitting room on one side, the dining room to the other, which is open-plan to the luxurious, comprehensively fitted kitchen / breakfast room, off which is the utility / boot room and WC. To the rear is a beautiful extended family room which opens to the garden. Off the hallway is the two-room, very useable, basement.





First Floor

The equally impressive landing leads to a considerable master bedroom, boasting a dressing area and a beautiful ensuite bathroom featuring an enviable freestanding roll top bath and separate shower. High ceilings throughout creating a sense of light and space. This floor offers also two additional generous double bedrooms, both of which have ensuite shower rooms.



A truly beautiful and impressive, six-bedroom, period family home.





Second Floor

The airy landing leads to three further spacious and versatile double bedrooms, sharing a well-appointed and tastefully decorated family bathroom.



Yew Tree House, The Green, Abthorpe, NN12

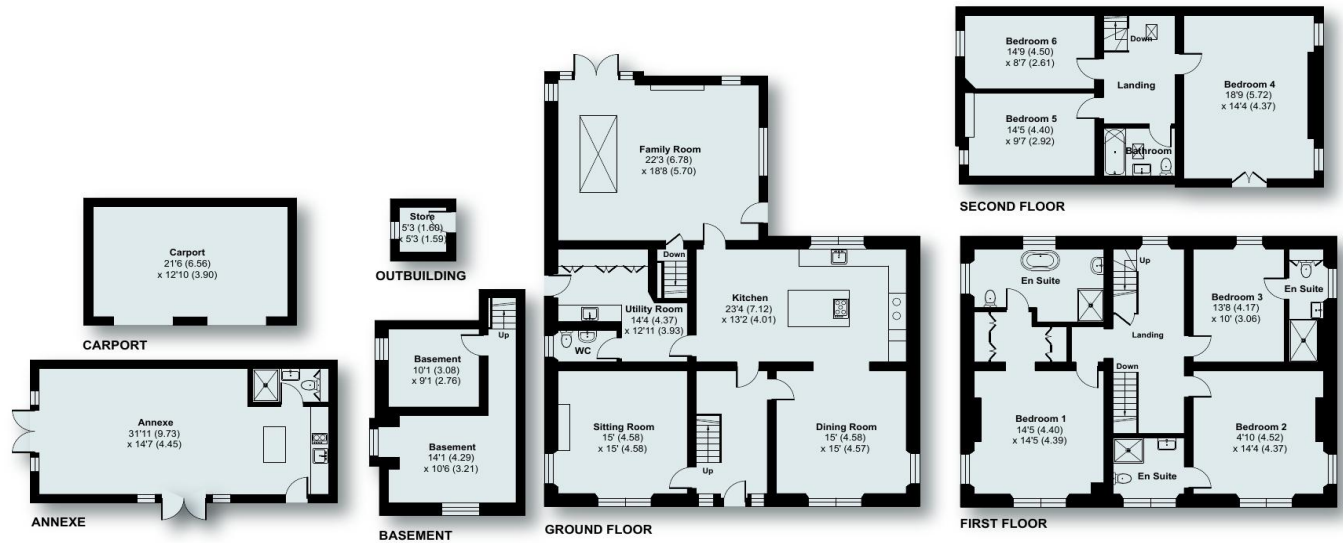
Approximate Area = 3646 sq ft / 338.7 sq m (excludes carport)

Outbuildings = 27 sq ft / 2.5 sq m

Annexe = 466 sq ft / 43.2 sq m

Total = 4139 sq ft / 384.5 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). © nchecon 2026. Produced for Howkins & Harrison. REF: 1470799

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Outside

Situated overlooking the village green and church, Yew Tree House benefits from a plot of 0.4 acre, with extensive driveway parking, a large detached double carport, multiple entertaining spaces, and beautiful, mature, landscaped gardens.



Self-Contained Annexe

A beautiful, open-plan vaulted space, complete with fitted kitchenette, and shower room. Separate from the main house, this versatile, contemporary space offers an opportunity to be used as a home office, ancillary accommodation, or AirBnB.



Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the agents Howkins & Harrison on 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

None of the 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. Oil fired boiler.

Tenure: Freehold

Local Authority: West Northamptonshire

Council Tax Band: G

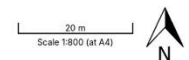
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	45 E	
21-38	F		
1-20	G		

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