



The Old Chapel, 67 High Street, Whittlebury, Northamptonshire, NN12 8XH

HOWKINS &
HARRISON

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67 High Street,
Whittlebury,
Northamptonshire,
NN12 8XH

Guide Price: £675,000

This beautifully presented and deceptively spacious former chapel is situated within the popular and well serviced village of Whittlebury. Extending to approximately 2,065 sq ft, the detached accommodation extends over three floors, to include a kitchen/breakfast room, dining room, sitting room, cloakroom, master bedroom en-suite, three/four further bedrooms and a family bathroom. Outside, The Old Chapel further benefits from front and rear gardens and ample driveway parking.

Features

- Detached former chapel
- Village location
- Beautifully presented throughout
- Master bedroom en-suite
- Three/four further bedrooms
- Family bathroom
- Kitchen/breakfast room
- Two reception rooms
- Mature gardens and driveway parking
- EPC rating: D



The village of Whittlebury, with its Hotel, Spa & Golf Course, farm shop and café, primary school and village pub lies approximately 4 miles from the market town of Towcester.

There is good access to the main arterial roads including 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.

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 porch leads to the kitchen/breakfast room, with a range of fitted units, integrated appliances, and central island with a breakfast bar. The inner hall has a cloakroom off and stairs rising to the first floor, with a doorway to the dining room and oak-framed sitting room, complete with a dual aspect wood burning stove and bi-folding doors leading to the rear garden.

First Floor

The master bedroom overlooks the rear garden and benefits from an en-suite shower room. There are two further bedrooms on the first floor, sharing a family bathroom.

Second Floor

The second floor has vaulted ceilings and two further rooms, one of which is accessed directly off the stairs, offering great potential to become another large bedroom.





Outside

The chapel is nicely set back from the High Street and approached by a gravel driveway, offering ample off-road parking for numerous vehicles. Beyond a picket fence, the front garden is mostly laid to lawn with thoughtfully planted borders and a footpath leading to the front door.

A courtesy gate leads to the generous, enclosed mature garden, which is well stocked and tended, providing a generous lawn area, an outbuilding, seating areas and a good degree of privacy.

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

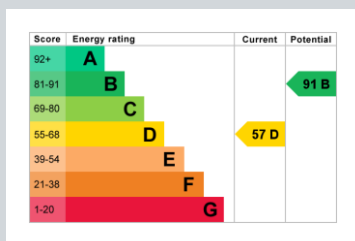
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

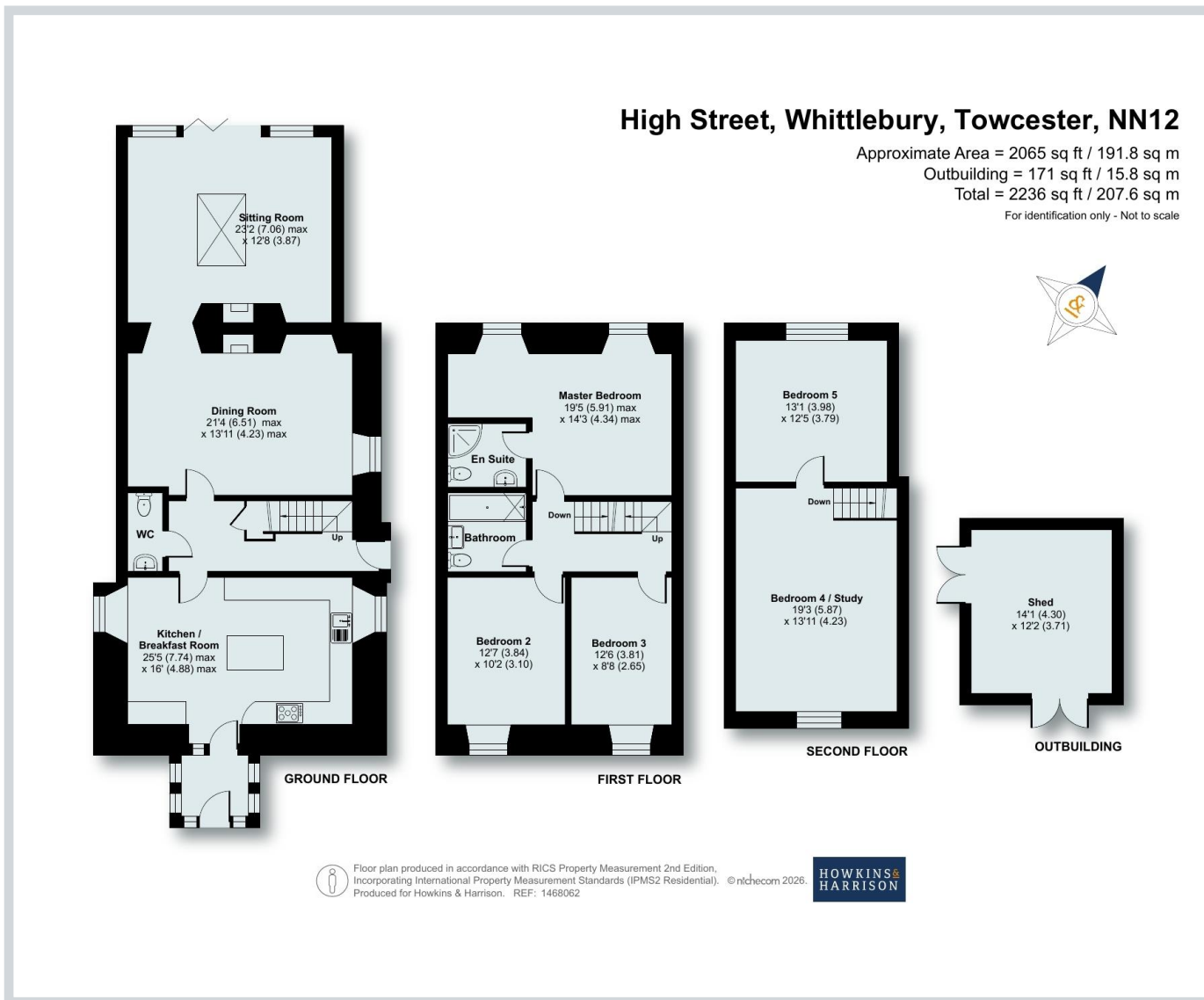
Council Tax Band - F



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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.



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