



1 Bartholomew Gardens, Blakesley, Northamptonshire, NN12 8RL

HOWKINS &
HARRISON

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Blakesley
Northamptonshire
NN12 8RL

Guide Price: £565,000

A substantial detached family home set in the sought after village of Blakesley occupying a good size plot. Presented in good condition throughout, the property extends to 1633 sq ft and offers four bedrooms, two bathrooms, two reception rooms, a kitchen/breakfast room and a utility room, a double garage, ample driveway parking and a generous enclosed rear garden.

Features

- Detached property
- Master bedroom en-suite
- Three further bedrooms
- Family bathroom
- Two reception rooms
- Kitchen/breakfast room
- Utility and cloakroom
- Generous garden
- Double garage & driveway parking
- Energy rating E



Location

The highly regarded village of Blakesley is located approx. 6 miles from the town of Towcester and approx. 14 miles from Northampton. The village benefits from a pre-school, primary school (Outstanding Ofsted), post office and village shop, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester. Other local amenities including major supermarkets and a leisure centre can be found at Towcester.

There is good access to the A5, A43, M1 and the M40. Train services to London Euston are available from Milton Keynes (approximately 35 minutes) and Northampton (approximately 1 hour).

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

Entrance hall with doors off leading to the double aspect sitting room with an inglenook style open fireplace and patio doors leading to the garden, to the dining room, cloakroom and to the kitchen/breakfast room which boasts a range of fitted base and wall units with an integrated oven and hob. The utility room is off the kitchen, and a door leads into the garden.

First Floor

The master bedroom is en-suite and benefits from fitted wardrobes, as does bedroom two. There are two further bedrooms and a family bathroom.





Outside

The property occupies a good size plot and is approached by a gravel driveway leading to the double garage and offering ample parking. The remainder of the front garden is mostly laid to lawn with mature shrubs and a pathway leading to the front door.

To the rear of the property, the generous and mature garden is mostly laid to lawn with a patio entertaining area and is enclosed on all sides.

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

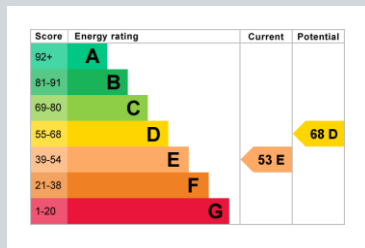
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

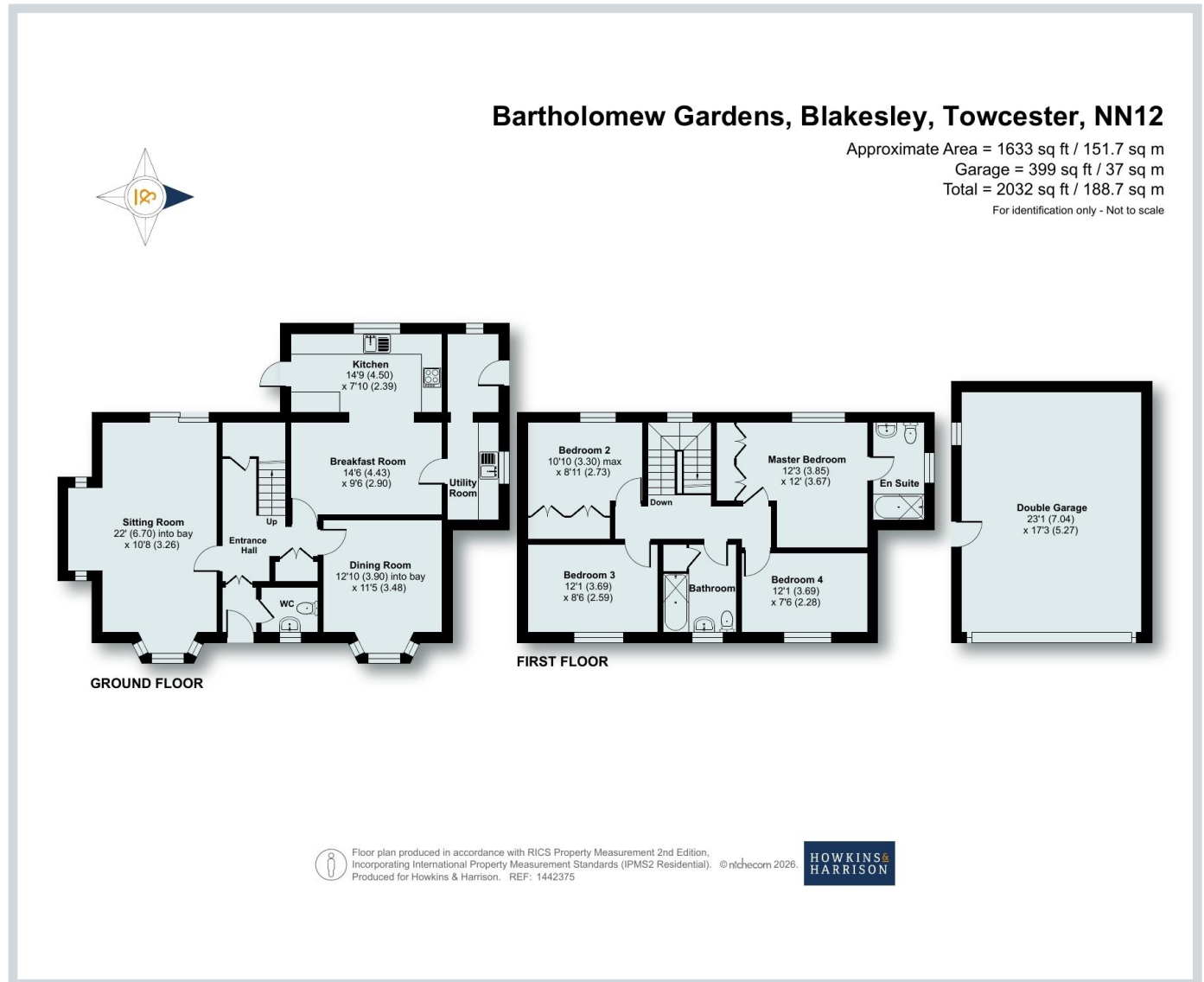
Council Tax Band - F



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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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