



Thurne Cottage, 28 Brackley Road, Towcester, Northamptonshire, NN12 6DJ

HOWKINS &
HARRISON

Thurne Cottage,
28 Brackley Road,
Towcester,
Northamptonshire,
NN12 6DJ

Guide Price: £415,000

Full of character and charm, this delightful, detached cottage is conveniently located within a short walk to the many amenities on offer in the thriving market town of Towcester. Immaculately presented throughout, the accommodation includes a sitting/dining room, kitchen, two spacious bedrooms and a four-piece family bathroom. Outside, the property further benefits from a generous, well maintained rear garden and driveway parking.

Features

- Detached cottage
- Two bedrooms
- Family bathroom
- Spacious sitting/dining room
- Kitchen
- Character features
- Generous rear garden
- Driveway parking with EV charging point
- Walking distance to amenities
- Energy rating D



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the 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 and 50 minutes respectively.

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 stairs rising to the first floor, and a doorway leading to the spacious sitting/dining room, with a stunning feature fireplace and woodburning stove. The kitchen has a range of fitted units and French doors leading to the patio and garden beyond.

First Floor

Two generous bedrooms share a four-piece family bathroom.





Outside

The property is approached by a driveway, providing ample off-road parking and access to an EV charging point. A gate provides access to the lovely rear garden, which is mostly laid to lawn with thoughtfully planted shrubs, trees and well stocked borders. There is a decked seating area, with a footpath leading to the bottom of the garden, with a further patio seating area, an outbuilding with power connected, and a useful garden shed. The rear garden is fully enclosed and enjoys a high degree of privacy.

Agents Note

We understand that although Thurne Cottage owns the driveway, the neighbouring property have a right of way to cross, in order to access their garage. We recommend this be clarified with a solicitor or legal advisor.





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

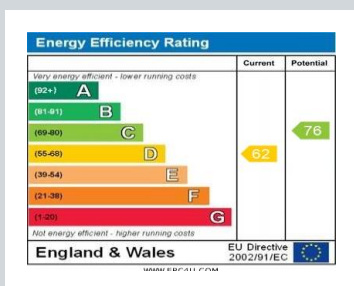
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – [Tel:0300-1267000](tel:0300-1267000).

Council Tax Band - C



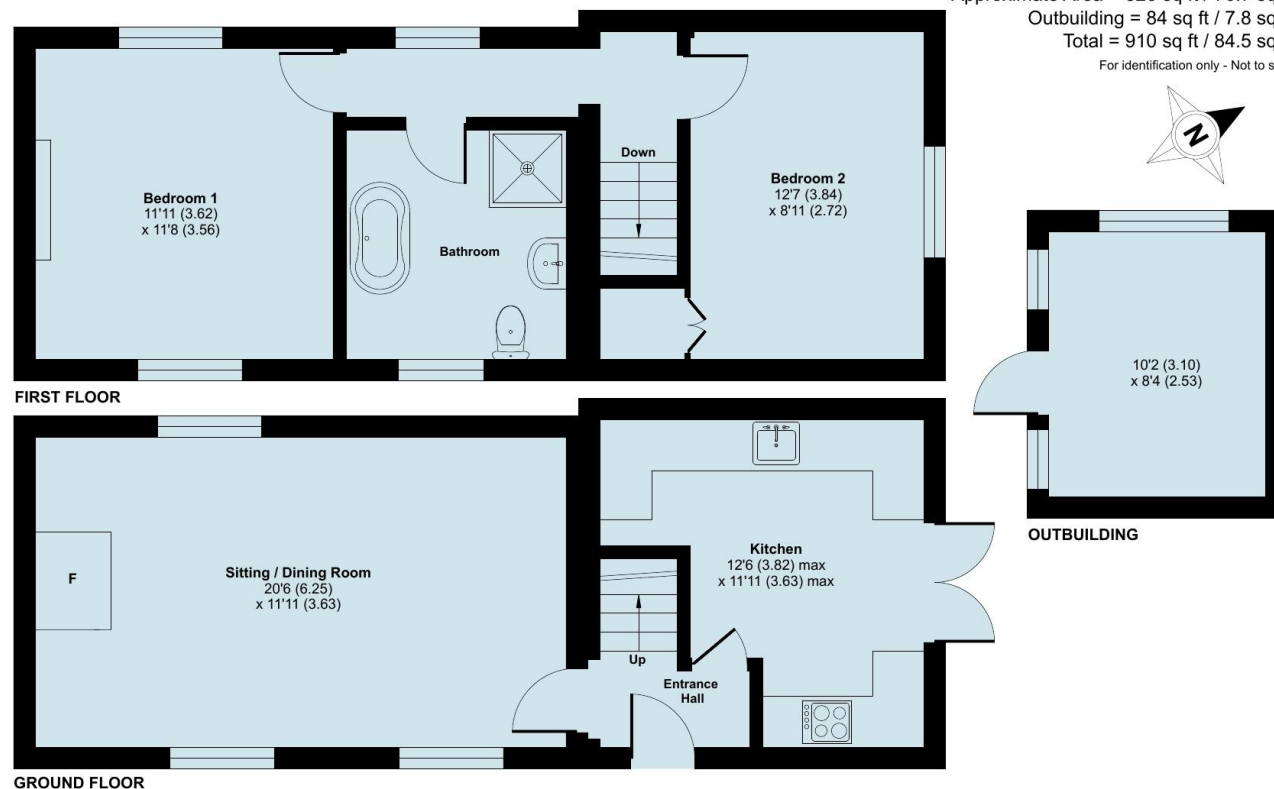
Howkins & Harrison

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Brackley Road, Towcester, NN12

Approximate Area = 826 sq ft / 76.7 sq m
 Outbuilding = 84 sq ft / 7.8 sq m
 Total = 910 sq ft / 84.5 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1342190

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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