



Fernbank, 5 Fosters Booth Road, Pattishall, Northamptonshire, NN12 8JU

HOWKINS &
HARRISON

Fernbank,
5 Fosters Booth Road
Pattishall
Northamptonshire
NN12 8JU

Guide Price: £400,000

Situated within the sought after village of Pattishall, this charming semi-detached character cottage is beautifully presented throughout. The accommodation boasts two spacious en-suite bedrooms, a dining room, study, sitting room, kitchen and cloakroom. Outside, the property further benefits from a garage, driveway parking and a courtyard garden.

Features

- No onward chain
- Semi-detached cottage
- Village location
- Two en-suite bedrooms
- Sitting room
- Kitchen & dining room
- Cloakroom
- Courtyard garden & garage
- Driveway parking
- Energy Rating- E



Situated in the pretty South Northamptonshire countryside, the parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, farm shop, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, pub/restaurant, and a variety of groups and societies. 'Pattishall in the Park' is an annual music festival. 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 the A5, 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 in Greens Norton, Bugbrooke, Weedon, Silverstone and Towcester, between them there is a good offering of medical, dental, health and social provisioning.

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 solid oak kitchen benefits from a range of fitted units and integrated appliances, and leads through to the sitting room, complete with a feature fireplace and woodburning stove. The inner hallway has stairs rising to the first floor, and a doorway to the dining room, cloakroom and study.

First Floor

The main bedroom boasts an en-suite bathroom, including a roll top bath and separate shower. The second bedroom also benefits from an en-suite shower room, and bespoke fitted wardrobes.





Outside

The property benefits from a driveway and detached double garage, with steps leading to the gated low-maintenance courtyard, enjoying a westerly aspect.

Agents Note

There is currently a doorway between Fernbank and the adjoining property (The Old Chapel) as the current owners utilise the dwellings as one. However, we understand the two properties remain on separate deeds and considered as two for Council Tax purposes.

We recommend clarifying this information with your legal advisor before commitment to purchase.





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

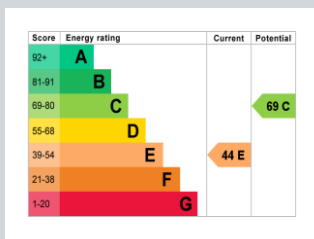
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - B



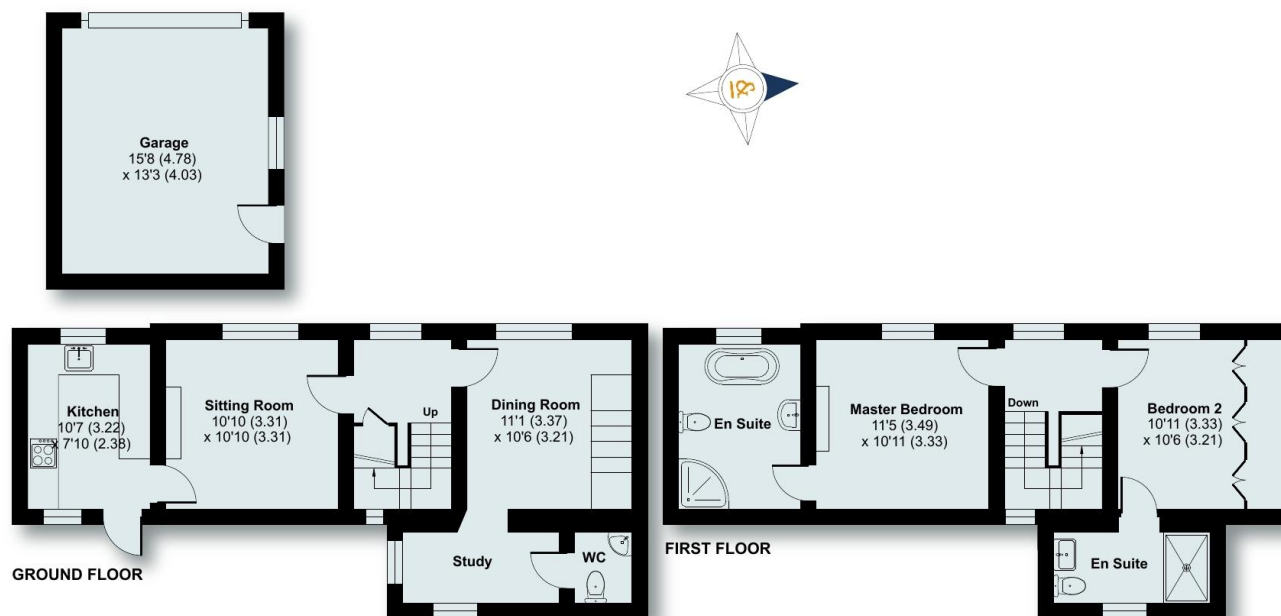
Fosters Booth Road, Pattishall, Towcester, NN12

Approximate Area = 980 sq ft / 91 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1187 sq ft / 110.2 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). © nitchecom 2026. Produced for Howkins & Harrison. REF: 1436421

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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.