



16 Helmdon Road, Wappenham, Northamptonshire, NN12 8SJ

HOWKINS &
HARRISON

16 Helmdon Road,
Wappenham,
Northamptonshire,
NN12 8SJ

Guide Price: £300,000

This delightful 19th Century end-terrace cottage is situated within the sought-after village of Wappenham, with beautiful views across open countryside. The accommodation is full of character and charm, to include a kitchen/dining room, sitting room, two generous bedrooms and a family bathroom. Outside, the cottage further benefits from front and rear gardens, with a separate office and workshop.

Features

- No onward chain
- Delightful 19th Century cottage
- Two bedrooms
- Bathroom
- Kitchen/dining room
- Sitting room with open fire
- Front & rear gardens
- Office & workshop
- Countryside views
- EPC rating: E



Location

The highly regarded village of Wappenham is located about 5 miles south-west of the market town of Towcester and about 15 miles south west of the county town of Northampton.

There is good access to the M1 motorway at junction 15a, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 30 minutes and 50 minutes respectively. Nearby primary schools are found in Syresham, Blakesley and Silverstone with Towcester having both primary and secondary schools.

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 porch and hallway, with stairs rising to the first floor and a doorway leading to the sitting room, complete with an open fireplace. The bespoke fitted kitchen has a range of units with a dining area and useful pantry. A stable door leads to the rear garden.

First Floor

Two double bedrooms share a family bathroom, complete with a roll top bath.

Outside

The cottage is approached via a mature garden, which has been thoughtfully planted with a path leading to the porch. A courtesy gate leads to the rear, low maintenance garden, complete with an outbuilding which comprises an office and separate workshop.

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

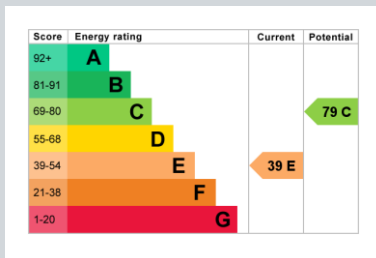
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



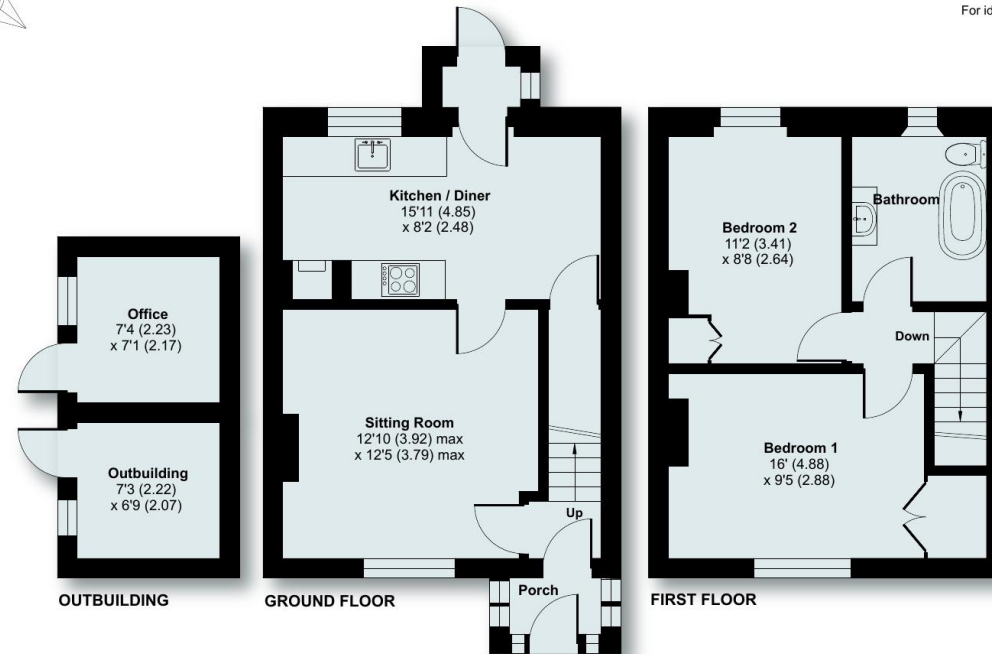
Helmdon Road, Wappenham, Towcester, NN12

Approximate Area = 703 sq ft / 65.3 sq m

Outbuildings = 100 sq ft / 9.2 sq m

Total = 803 sq ft / 74.5 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). Produced for Howkins & Harrison. REF: 1473224

HOWKINS & HARRISON

Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

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.