



5 Frog Hall, Silverstone, Northamptonshire, NN12 8TT

HOWKINS &
HARRISON

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Silverstone,
Northamptonshire,
NN12 8TT

Guide Price: £550,000

This spacious detached family home is privately situated within the popular village of Silverstone, yet within easy reach of the many amenities available. The accommodation comprises four generous bedrooms, two bathrooms, a kitchen/breakfast room, cloakroom, dining room, two reception rooms and a conservatory. Outside, the property further benefits from a mature, south facing rear garden, ample driveway garden and a garage.

Features

- Detached family home
- Popular village location
- Master bedroom en-suite
- Three further bedrooms and family bathroom
- Kitchen/breakfast room
- Dining room
- Two reception rooms
- Front & rear gardens
- Driveway parking & garage
- EPC rating: E



Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 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.



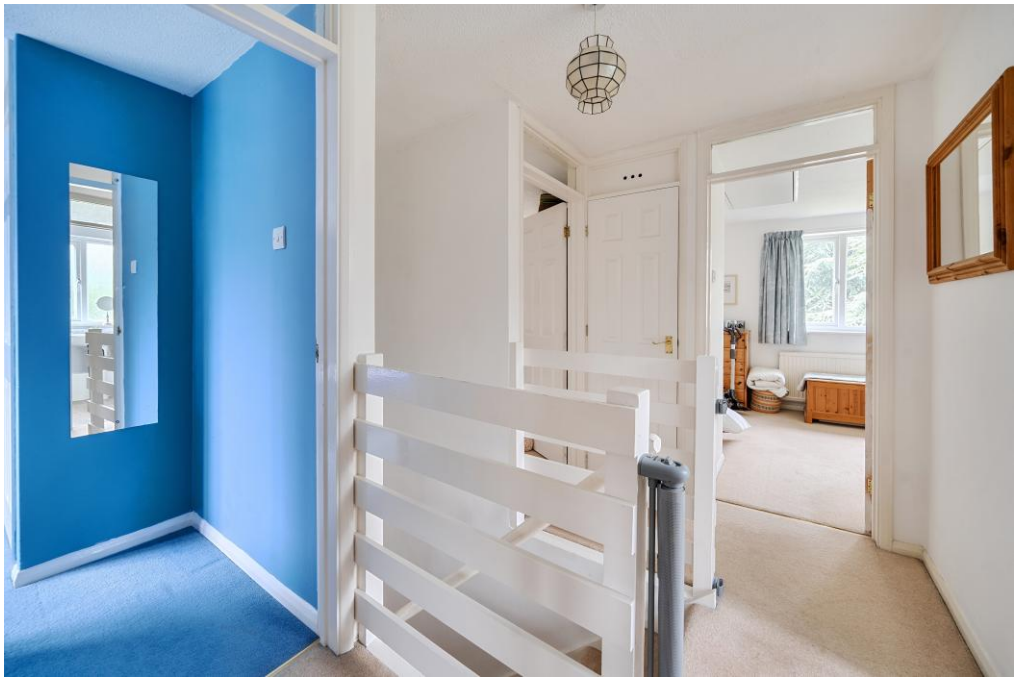
Ground Floor

Entrance porch with cloakroom off, spacious hallway with stairs rising to the first floor. The spacious sitting room is open to the dining room, with patio doors leading to the rear garden. The kitchen/breakfast room has a range of fitted units, leading to the conservatory and family room.

First Floor

The landing leads to four generous bedrooms, with an en-suite shower room to the master, and a family bathroom.





Outside

The property is approached by a driveway providing ample off-road parking and access to the garage. The remainder of the generous front garden is mostly laid to lawn with planted borders. Steps lead to the front door, and a courtesy gate leads to the rear.

The rear garden is fully enclosed and enjoys a southerly aspect. Mostly laid to lawn, the mature garden has well stocked flower beds, mature borders, and a patio seating area.



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

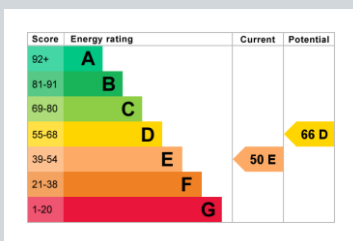
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

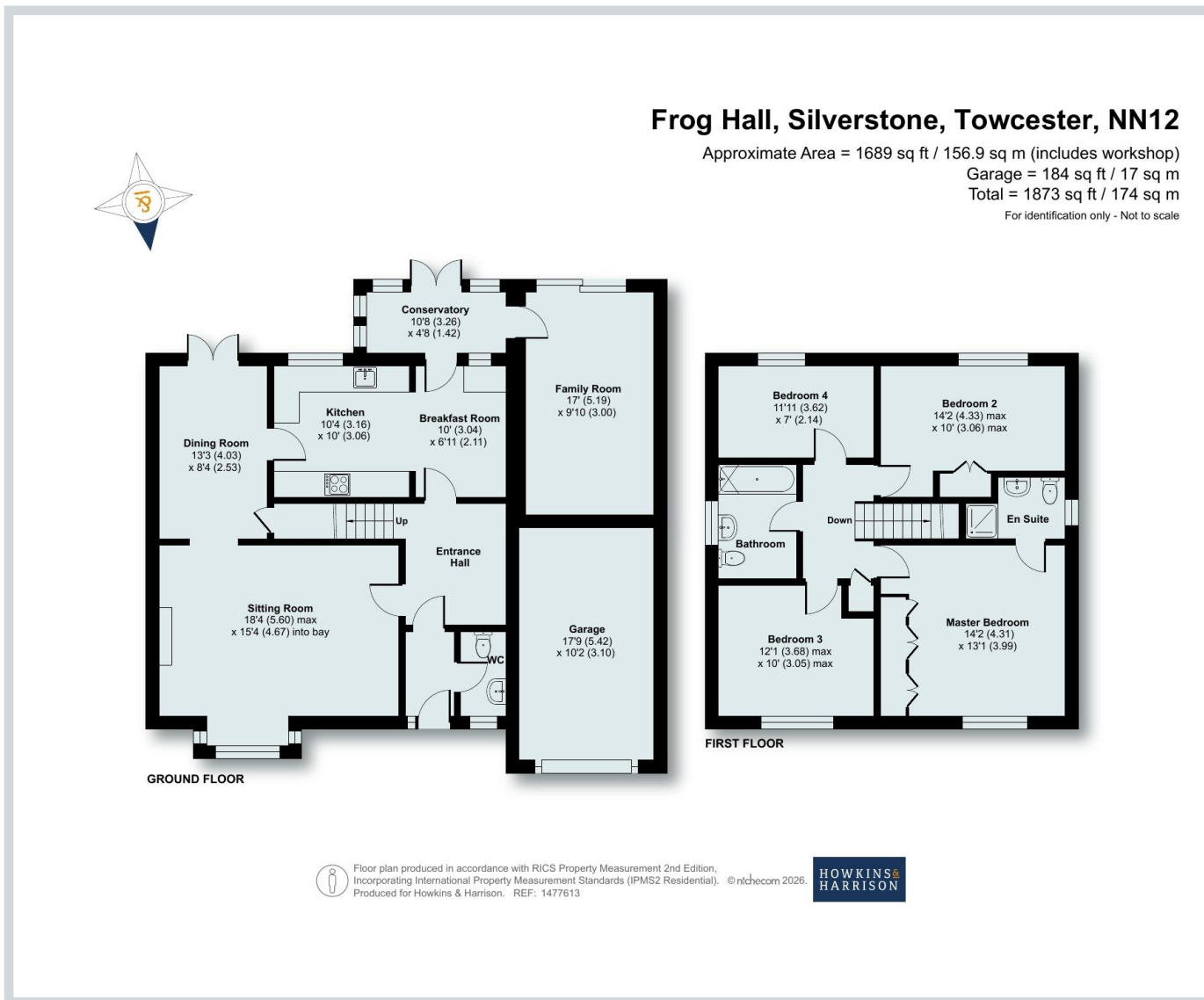
Council Tax Band - E



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



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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