



Apple Dene, 27 Careys Road, Pury End, Northamptonshire, NN12 7NX

HOWKINS &  
HARRISON

Apple Dene, 27, Careys Road,  
Pury End, Northamptonshire,  
NN12 7NX

Guide Price: £784,000

This beautifully presented and deceptively spacious detached property is privately situated within the sought-after hamlet of Pury End. Extending to approximately 2,849 sq ft, the property offers flexible accommodation, to include two reception rooms, kitchen/breakfast room, utility and cloakroom, study, conservatory, five bedrooms and four bathrooms. Outside, the property further benefits from a double garage, mature gardens and plentiful driveway parking.

### Features

- Detached property
- Master bedroom en-suite
- Bedroom 2 with ensuite
- Three further bedrooms and family bathroom
- Sitting room & dining room
- Kitchen/breakfast room
- Utility room
- Sought-after hamlet location
- Mature gardens
- Double garage & plentiful driveway parking
- Energy rating C



## Location

Pury End is a small hamlet which is located approximately three miles south east of the market town of Towcester. The village of Paulerspury lies half a mile away with a primary school, church, and public house.

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 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Silverstone and Whittlebury Hall Hotel & Spa, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



## Ground Floor

Entrance porch and hallway, with stairs rising to the first floor, and double doors leading to the dining room, complete with a feature fireplace. The spacious sitting room features an inglenook fireplace with wood burner, and patio doors leading to the garden. Beyond the sitting room, is a conservatory, ground floor shower room and internal doorway to the double garage. The kitchen/breakfast room has a range of fitted units, with a separate utility room and cloakroom. The study benefits from patio doors, also leading to the rear garden.

## First Floor

The master bedroom boasts a walk-in-wardrobe and en-suite bathroom. The second bedroom benefits from an en-suite bathroom with fitted wardrobes. There are three further generous bedrooms, and a family bathroom.





## Outside

Privately situated within Pury End, the property is approached by a block paved driveway, providing off-road parking for numerous vehicles and access to the double garage through an electric door. The beautiful mature gardens extend around the property, mostly laid to lawn with two patio seating areas and well-stocked borders. The garden further benefits from a timber shed, a greenhouse, and useful lean-to store.





## 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.

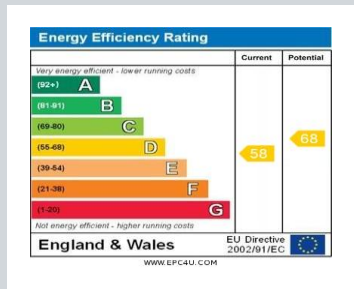
## Services

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. Heating serviced by ground source heat pump. Wood burner insitu also.

Tenure: Freehold

Local Authority: West Northamptonshire Council

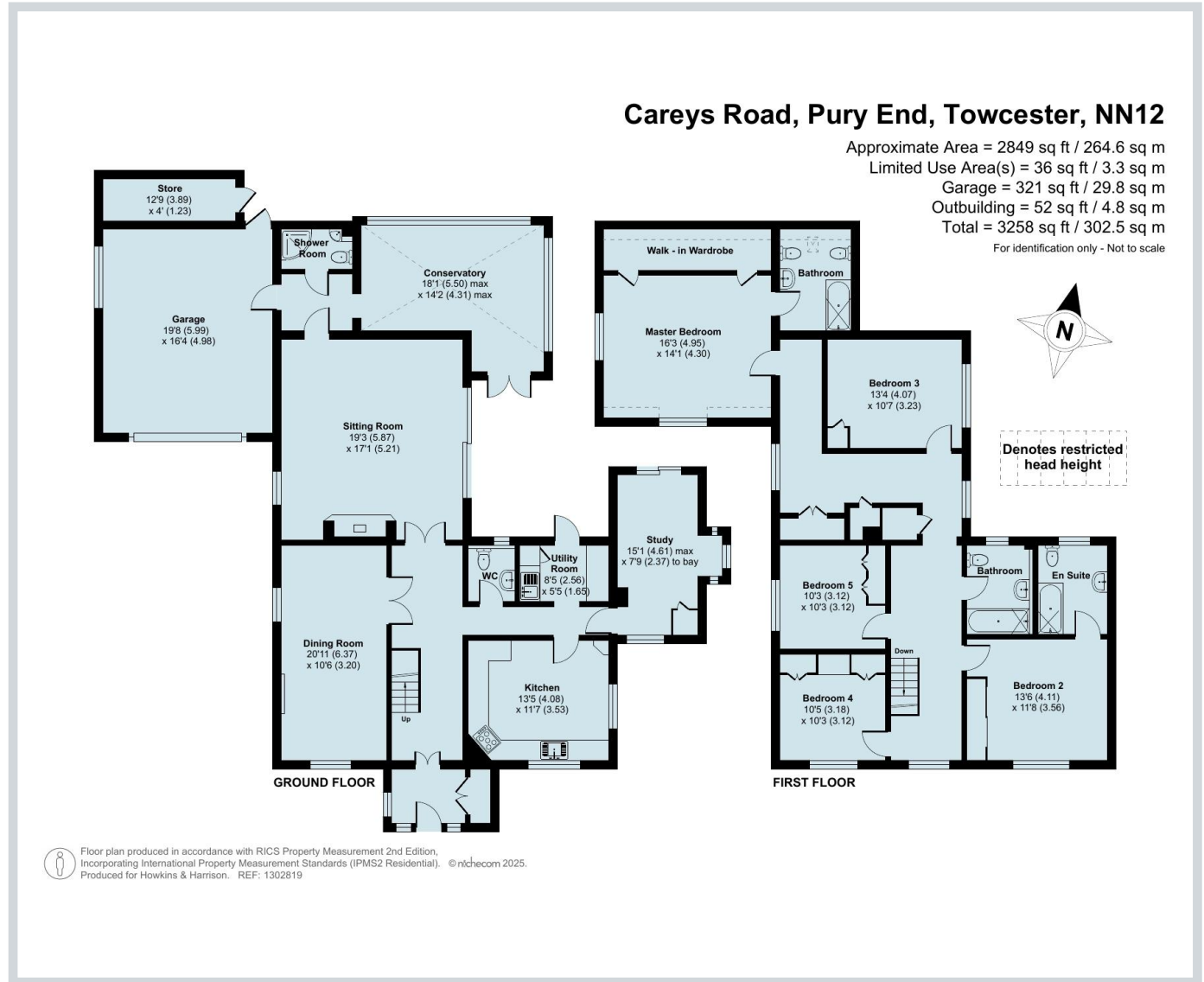
Council Tax Band - G



## Howkins & Harrison

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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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