



6 The Old Woodyard, Silverstone, Northamptonshire, NN12 8DH

Guide Price £465,000

Presented with no onward chain, this spacious and detached family home is well presented throughout, and conveniently located within the popular village of Silverstone. The accommodation includes a kitchen/dining room, triple aspect sitting room, study, cloakroom, four bedrooms and two bathrooms. Outside, the property further benefits from an enclosed, Southerly facing rear garden, driveway parking and a garage.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



SILVERSTONE

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

Central entrance hall, with stairs rising to the first floor and cloakroom off. A doorway leads to the study, spacious sitting room, with patio doors leading to the rear garden, and the kitchen/dining room, with a range of fitted units and integrated appliances, with a further door to the rear garden.

FIRST FLOOR

The master bedroom benefits from an en-suite shower room, there are three further bedrooms, and a family bathroom.

OUTSIDE

The property is conveniently located within Silverstone, approached by a driveway offering ample off-road parking and access to the single garage. A footpath leads to the front door.

To the rear, the enclosed, Southerly facing garden is mostly laid to lawn, with mature shrubs and a patio seating area.

AGENTS NOTE

For the purpose of presentation, any photographs containing furniture have been staged using AI technology.

LOCAL AUTHORITY

West Northamptonshire Council
The Forum, Moat Lane
Towcester, NN12 6AD

COUNCIL TAX BAND

Band - E

VIEWING ARRANGEMENTS

Strictly by prior appointment via the selling agents, Howkins and Harrison. 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 :
Mains 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.

FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

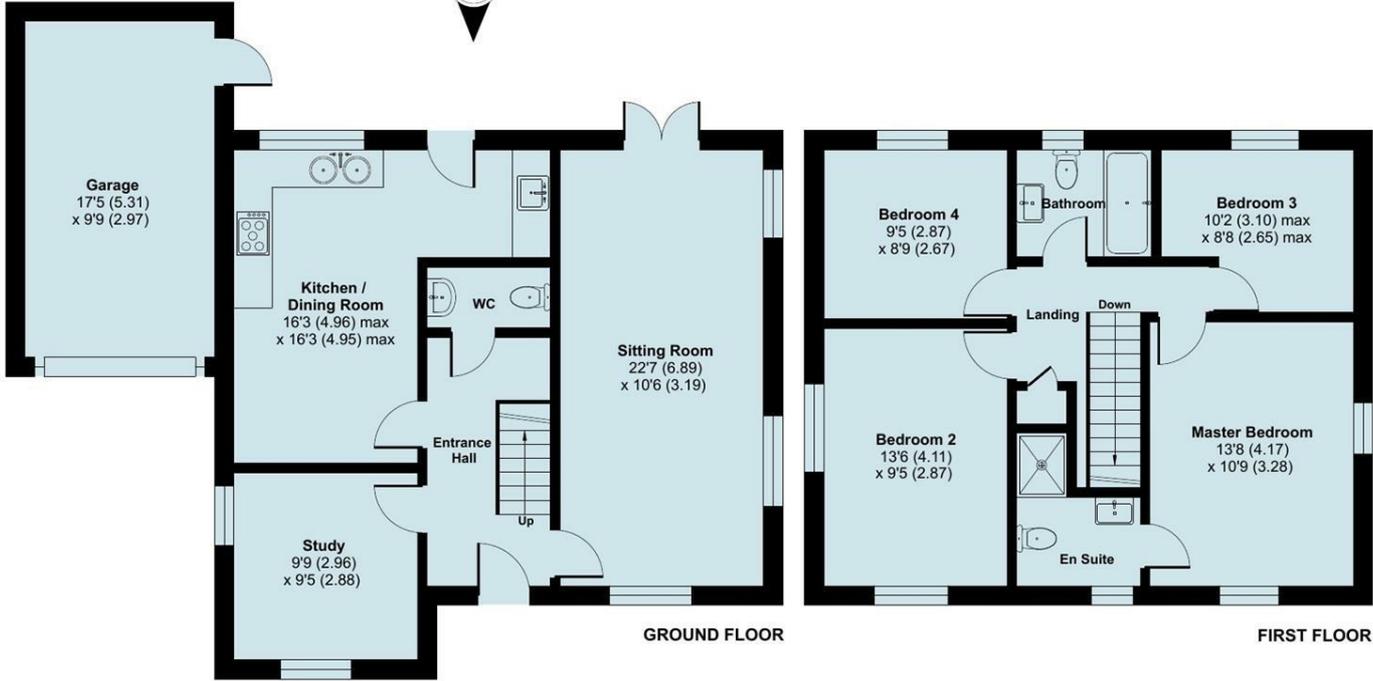
IMPORTANT NOTICE

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.



Silverstone, Towcester, NN12

Approximate Area = 1268 sq ft / 117.8 sq m
 Garage = 170 sq ft / 15.7 sq m
 Total = 1438 sq ft / 133.5 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). © n°cheom 2025. Produced for Howkins & Harrison. REF: 1375856



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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