



**HOWKINS & HARRISON**

Kingthorn Wood, Bradden

Land App



## Kingthorn Wood Bradden, Northamptonshire, NN12 8ED

**Guide Price £75,000**

A rare opportunity to acquire a 1/6th share of Kingthorn Wood, which extends to some 26 acres, the purchaser would also acquire the shooting rights.

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Branches across the region and an office in central London

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



## LOCATION

Bradden is a quiet, traditional English village known for its peaceful atmosphere, historic character, and strong sense of community. The village features a mix of period cottages, farmhouses, and newer homes, set within scenic farmland and woodland. At its heart is the historic parish church of St Michael and All Angels Church, Bradden, which dates back several centuries and reflects the village's long heritage.

With no large commercial centre, Bradden retains a rural charm, offering residents a tranquil lifestyle while still being within easy reach of nearby towns such as Towcester and transport links to larger centres like Milton Keynes and Northampton. It is particularly appealing to those seeking countryside living, walking routes, and a close-knit village environment. Overall, Bradden is characterised by its historic roots, scenic surroundings, and relaxed pace of life typical of a small Northamptonshire village.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
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