



Owl Cottage, 2 Mill Road, Whitfield, Northamptonshire, NN13 5TQ

HOWKINS &
HARRISON

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Guide Price: £525,000

A pretty, period, stone cottage constructed of stone under a slate roof, located in the desirable and well located village of Whitfield. The spacious accommodation comprises entrance hall, large sitting / living room, dining room, kitchen, conservatory, utility room, cloakroom, three first floor double bedrooms and a large family bathroom. There is driveway parking for at least two cars, a pretty cottage front garden, and a generous, landscaped rear garden backing on to open pastureland.

Features

- Period stone cottage
- Beautiful large sitting room
- Dining room
- Spacious kitchen, utility & cloakroom
- Conservatory
- Three double bedrooms
- Large family bathroom
- Off-road parking for at least two vehicles
- Landscaped garden with farmland views
- Highly regarded village location
- EPC Rating: E



Location

The village of Whitfield lies between the towns of Banbury, Brackley and Northampton and is accessed directly from the A43.

Brackley is approximately 4 miles to the south west with Northampton and Banbury approximately 18 miles to the north and west respectively. The towns all offer a good range of everyday services and facilities.

Whitfield is conveniently located within a few miles of Silverstone race circuit and golf at Whittlebury. Northampton and Banbury have main line train links to London Euston and Marylebone.



Ground Floor

The entrance hall opens to a large sitting / family room, a separate dining room with door through to the comprehensively fitted kitchen, beyond which is the conservatory. Off the kitchen is a utility room with cloakroom beyond.

First Floor

There are three double bedrooms, all with lovely views, plus a family bathroom complete with freestanding bath and separate large shower.





Outside

There is a pretty cottage garden to the front, enclosed by a picket fence, to the side of which is a block paved driveway for at least two vehicles. Gated side access leads to the generous rear garden, which has been professionally landscaped with a lawn, borders, and a paved seating area at the furthest end, overlooking open pastureland.

Agents Note

We understand that Planning Permission has been granted for a rear, single storey extension. Further information can be located on the West-Northamptonshire Planning Portal, under reference: 2025/1262/FULL.

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 warrantied in any way.

Services

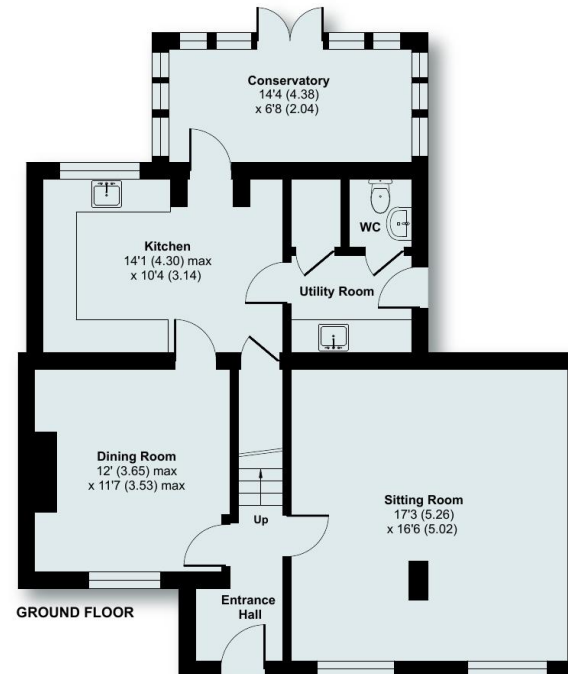
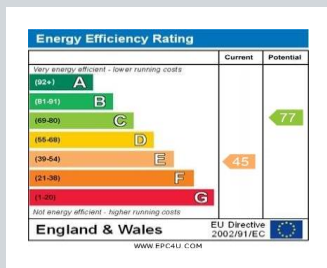
The following services are connected to this property: electricity, water and drainage. Oil Fired boiler. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy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

Tenure: Freehold

Local Authority

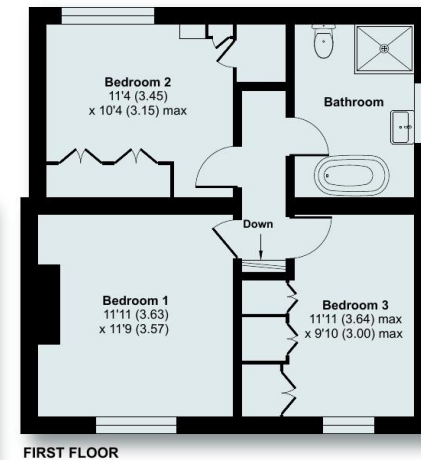
West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



Mill Road, Whitfield, Brackley, NN13

Approximate Area = 1364 sq ft / 126.7 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: 1417382



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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.