



The Cottage, Church Lane, Slapton, Northamptonshire, NN12 8PG

HOWKINS &
HARRISON

The Cottage,
Church Lane,
Slapton,
Northamptonshire,
NN12 8PG

Guide Price: £675,000

Situated within the highly desirable village of Slapton, The Cottage is a beautiful period home, enjoying views across open countryside. The accommodation has been thoughtfully extended, to include a stunning live-in kitchen, sitting room, study, cloakroom and utility room, three generous bedrooms and three bathrooms. Outside, the property further benefits from a mature rear garden and driveway parking.

Features

- Sought after village location
- Beautifully presented throughout
- Period features with a modern extension
- Three en-suite bedrooms
- Spacious live-in kitchen
- Utility and cloakroom
- Mature rear garden
- Driveway parking
- Countryside views
- EPC rating - E



Location

Slapton is a small village in South Northamptonshire, about 4 miles west of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with 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 Whittlebury Hall, Silverstone and Woburn, 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

The entrance porch leads to the characterful sitting room, with an inglenook fireplace and wood burning stove. The stunning kitchen/dining/living room benefits from a range of fitted units, integrated appliances and an island, with bi-fold doors leading to the rear garden. Off the kitchen area, is a separate utility room, and a cloakroom. The ground floor also benefits from a study area.

First Floor

The master bedroom boasts stunning vaulted ceilings and exposed beams, with an en-suite bathroom and fitted wardrobes, accessed via its own staircase. The second and third bedroom also benefit from vaulted ceilings, both with en-suite bathrooms.





Outside

The Cottage is quietly situated on Church Lane, approached by a driveway providing off-road parking. The remainder of the front garden is thoughtfully planted, with access to the rear garden on both sides.

The generous rear garden, which backs on to open fields, is mostly laid to lawn with well stocked borders, thoughtfully planted flowerbeds and two patio seating areas.

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

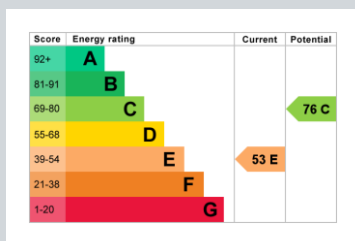
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



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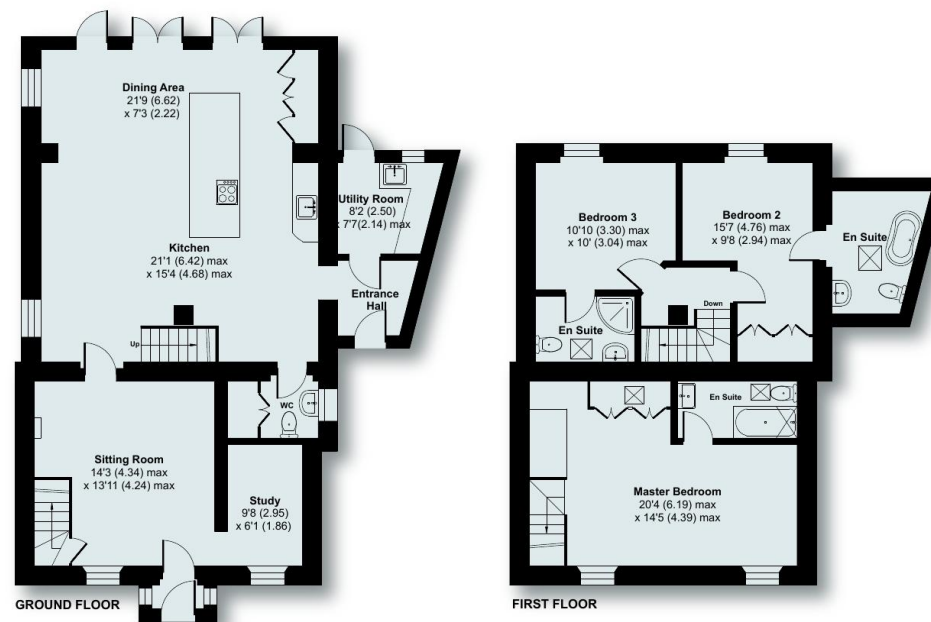
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Approximate Area = 1694 sq ft / 157.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1464574



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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