



The White Cottage, 21 Wappenham Road, Abthorpe, Northamptonshire, NN12 8QU

HOWKINS &
HARRISON

The White House,
21 Wappenham Road, Abthorpe,
Northamptonshire, NN12 8QU

Guide Price: £440,000

This delightful, Grade II Listed detached cottage is presented in excellent condition throughout and retains many original features. Full of charm, the accommodation includes kitchen/dining room, sitting room, two bedrooms and two bathrooms. Outside, the property further benefits from driveway parking and beautifully presented gardens, enjoying views over the paddocks beyond.

Features

- Detached cottage
- Village location
- Grade II Listed
- Two bedrooms
- Two bathrooms
- Kitchen/dining room
- Sitting room
- Beautifully presented gardens
- Driveway parking
- Energy rating: exempt



Location

The village of Abthorpe lies some three miles from Towcester and two miles from Silverstone and has a delightful village green, church and Public House. There is good access to the A43, M1 and M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes.

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.

Nearby primary schools are found in Silverstone and Greens Norton with Towcester having both primary and secondary schools. High speed Broadband is available through the Tove Valley Community Broadband Service.



Ground Floor

Spacious entrance hall, with shower room off, and doorway through to a hallway where stairs rise to the first floor. The kitchen/dining room benefits from a range of fitted units and bifold doors which open to the garden. The sitting room has a feature fireplace and the original staircase, with a doorway to the rear patio.

First Floor

On the first floor, there are two spacious bedrooms, one with fitted wardrobes, and a family bathroom with rolltop bath.





Outside

The property is approached by a gravelled driveway offering ample driveway parking. The pretty front garden is thoughtfully planted, enclosed by fencing, with a footpath leading to the front door.

A gravelled pathway also leads to the side garden, mostly laid to lawn with well stocked borders and two patio seating areas, enjoying views across the countryside. The pathway continues to the rear of the property, where there is a further patio seating area and raised flower beds.

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: 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.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D

This property is Grade II listed therefore EPC information is not required.



Wappenham Road, Abthorpe, Towcester, NN12

Approximate Area = 1122 sq ft / 104.2 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). © nchecon 2025. Produced for Howkins & Harrison. REF: 1281597

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