



18 Meadow Rise, Tiffield, Northamptonshire, NN12 8AP

HOWKINS &
HARRISON

18 Meadow Rise,
Tiffield,
Northamptonshire,
NN12 8AP

Guide Price: £265,000

This semi-detached property is set in a no-through road in the popular village of Tiffield and is offered with no onward chain. The property benefits from three bedrooms, a family bathroom, sitting room, kitchen/dining room in addition to driveway parking, single garage and a garden.

Features

- Semi-detached property
- Three bedrooms
- Family bathroom
- Sitting room
- Kitchen/dining room
- West facing garden
- Driveway parking
- Single garage
- Energy rating D



Location

The village of Tiffield lies two miles north of Towcester between the A5 to the west and the A43 to the east. The Church of England primary school is smaller than average and awarded 'Good' by Ofsted in 2022. It is now linked with the schools at Gayton, Stoke Bruerne and Whittlebury to form the Forest Federation. In the village there is a church, a pub, a pocket park and a playing field. The village has one main road, which runs from the A43 to the village of Gayton.

The nearby market town of Towcester has 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.



Ground Floor

Entrance hall, spacious kitchen/dining room with a range of fitted units and an integrated oven and hob and with patio doors leading to the rear garden. To the front of the property is the sitting room.

First Floor

There are three bedrooms and a family bathroom.

Outside

The property is approached via a driveway which is shared by the neighbour and leads to the garage set behind the property, with the remainder of the front mostly laid to lawn. To the rear of the property is a large patio area leading to the west facing garden that is mostly laid to lawn edged with flower beds and mature trees and shrubs.

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

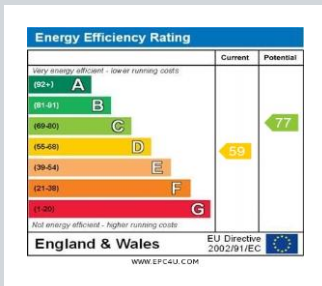
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



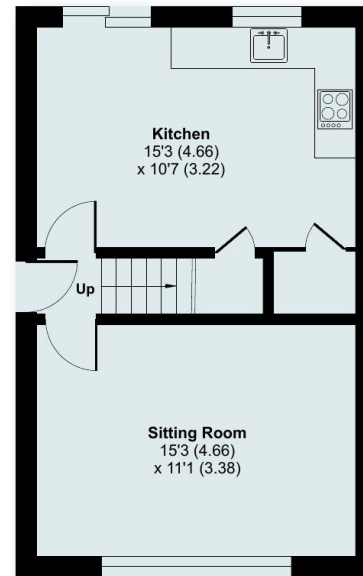
Meadow Rise, Tiffield, Towcester, NN12

Approximate Area = 774 sq ft / 71.9 sq m

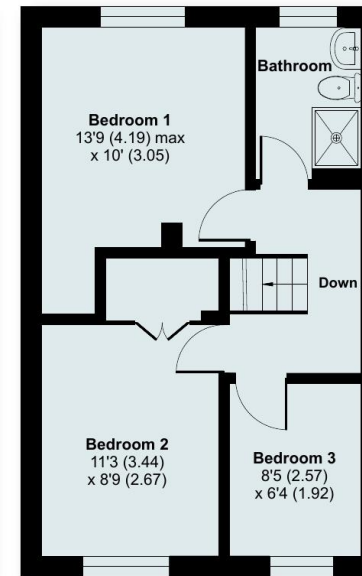
Garage = 173 sq ft / 16 sq m

Total = 947 sq ft / 87.9 sq m

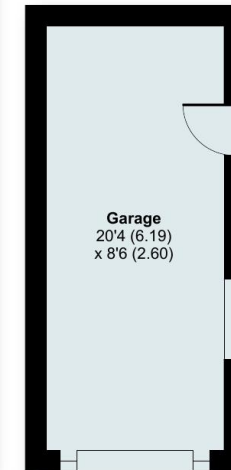
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Howkins & Harrison. REF: 1422690



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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.