



12a High Street, Greens Norton, Northamptonshire, NN12 8BA

HOWKINS &
HARRISON

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Greens Norton,
Northamptonshire,
NN12 8BA

Guide Price: £385,000

An individual detached family home centrally located within the well serviced village of Greens Norton yet set back from the High Street. The extended accommodation comprises entrance hall, cloakroom, sitting room, dining area, recently refitted kitchen, en-suite master bedroom with dressing area, three further bedrooms and a family bathroom. Outside the property benefits from driveway parking, a single garage and a south-westerly facing mature rear garden.

Features

- Well serviced village location
- Detached family home
- Master bedroom en-suite
- Three further bedrooms
- Family bathroom
- Beautifully refitted kitchen
- Dining area & spacious sitting room
- South-westerly facing garden
- Garage & driveway parking
- EPC rating: B



Location

The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits from a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, the M40 and 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 rugby, hockey, tennis, netball and cricket at the nearby Towcesters 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.



Ground Floor

The raised front terrace leads to the storm porch opening into the entrance hall with cloakroom off. The kitchen has been beautifully refitted, to include a range of fitted units and integrated appliances, as well as a generous dining area. The spacious sitting room opens into a family room.

First Floor

There is a large master bedroom with dressing area and en-suite shower room, three further bedrooms and a family bathroom.

Outside

A shared driveway leads from the High Street serving three properties. There is an allocated parking space providing access to the single garage. Steps lead to the raised front terrace.

The rear garden is fully enclosed and enjoys a south-westerly aspect. Mostly laid to lawn, the garden benefits from a large patio seating area and raised beds.

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 –

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

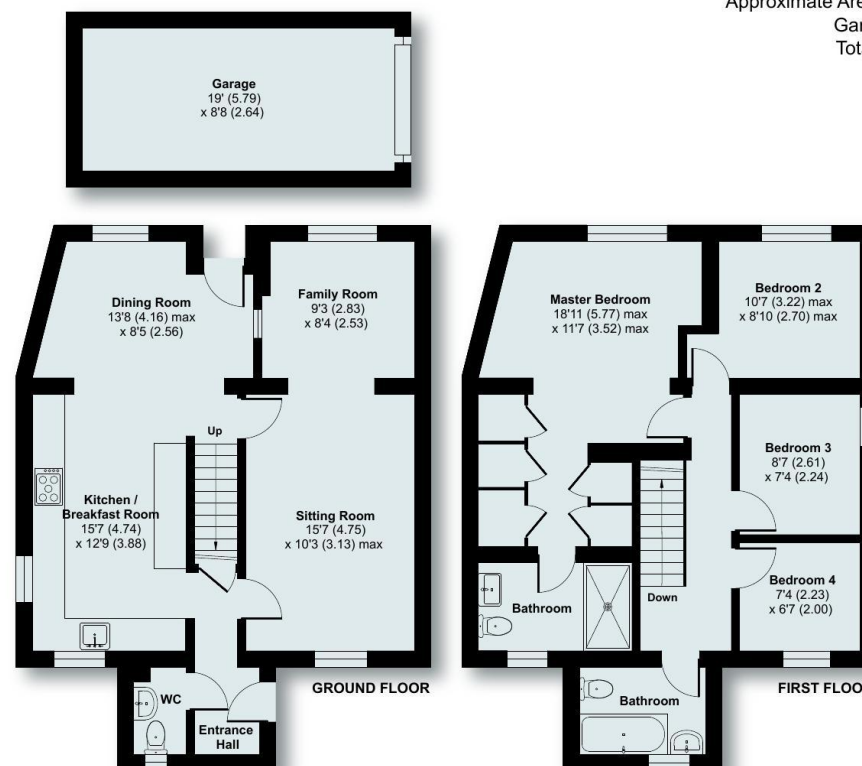
High Street, Greens Norton, Towcester, NN12

Approximate Area = 1226 sq ft / 113.8 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1391 sq ft / 129.1 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). © nitchcom 2026. Produced for Howkins & Harrison. REF: 1515542

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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.