



5 Reindeer Court, Potterspury, Northamptonshire, NN12 7FB

HOWKINS &  
HARRISON

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Potterspury,  
Northamptonshire,  
NN12 7FB

Guide Price: £750,000

Nestled in the highly sought-after village of Potterspury, this beautifully presented semi-detached converted barn combines many original features with modern living. Extending to approximately 2,210 sq ft, the spacious accommodation comprises a stunning kitchen/dining/family room, cloakroom, study, sitting room, four generous bedrooms, two en-suites, and a family bathroom. Outside, the property further benefits from an enclosed rear garden, double garage and driveway parking.

### Features

- Beautifully presented barn conversion
- Popular village location
- Open plan kitchen/dining/living room
- Spacious sitting room & study
- Master bedroom en-suite
- Bedroom two en-suite
- Two further bedrooms & family bathroom
- Enclosed landscaped garden
- Double garage & driveway parking
- EPC rating: C



## Location

The village of Potterspurty is just off the A5 approximately six miles south of the market town of Towcester and one mile north of the vibrant town of Stony Stratford. It has a thriving village shop/post office, two public houses and a sports and social club. The 'outstanding' highly rated John Hellins primary school is in the village. Secondary education is available in nearby Deanshanger.

The A5 offers easy access to Milton Keynes and train station with approximately 30 minutes travelling time to London Euston. There is good access to the M1 motorway at junction 15a and also to the M40.

Sporting activities in the area include golf at Whittlebury Hall & 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 hall has stairs rising to the first floor, with a doorway leading to the stunning open plan kitchen/dining/family room, benefitting from a range of fitted units, integrated appliances and a central island. There is a ground floor cloakroom, study/playroom, and a spacious sitting room, with patio doors leading to the garden.

## First Floor

The first floor boasts vaulted ceilings with exposed beams throughout. The landing leads to a considerable master bedroom, with a dressing area, four-piece en-suite, and Juliet balcony enjoying views over the garden. The second bedroom also benefits from an en-suite, and there are two further double bedrooms, sharing a family bathroom.





## Outside

Nicely situated within a private courtyard, the property benefits from a double garage with driveway parking for two cars. A footpath leads to the front door, with the remainder of the front garden mostly laid to lawn.

The garden has been beautifully landscaped and is fully enclosed by a stone wall and fencing. There is a large patio seating area, with the remainder of the garden mostly laid to lawn with thoughtfully planted shrubs and borders.



## 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

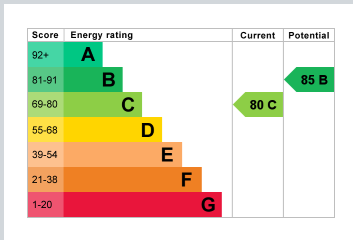
The following services are connected to this property: gas, electricity, water and drainage. Electric Boiler. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location,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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



## Howkins & Harrison

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## Reindeer Court, Potterspur, Towcester, NN12

Approximate Area = 2210 sq ft / 205.3 sq m

Garage = 311 sq ft / 28.8 sq m

Total = 2521 sq ft / 234.1 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). © nichecom 2026. Produced for Howkins & Harrison. REF: 1482515

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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.



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