



20 The Crescent, Pattishall, Northamptonshire, NN12 8JS

HOWKINS &
HARRISON

20 The Crescent, Pattishall,
Northamptonshire,
NN12 8JS

Guide Price: £525,000

Individually constructed in the 1970's, this beautifully presented detached property stands in an elevated and private position in the highly regarded village of Pattishall. Presented in excellent condition throughout, the property offers three bedrooms, a large sitting room, dining room, kitchen breakfast room, ground floor shower room and a utility room. Outside, the property enjoys a south/westerly facing garden along with ample driveway parking.

Features

- Individual detached property
- Three bedrooms
- Family bathroom
- Sitting room with wood burning stove
- Dining room
- Kitchen/breakfast room
- Ground floor shower room
- South facing landscaped garden
- Ample driveway parking
- Energy Rating- D



Location

Situated in the pretty South Northamptonshire countryside, the parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, farm shop, a large playing field with football, cricket and tennis facilities, pub/restaurant, and a variety of groups and societies. 'Pattishall in the Park' is an annual music festival. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including the A5, M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

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.



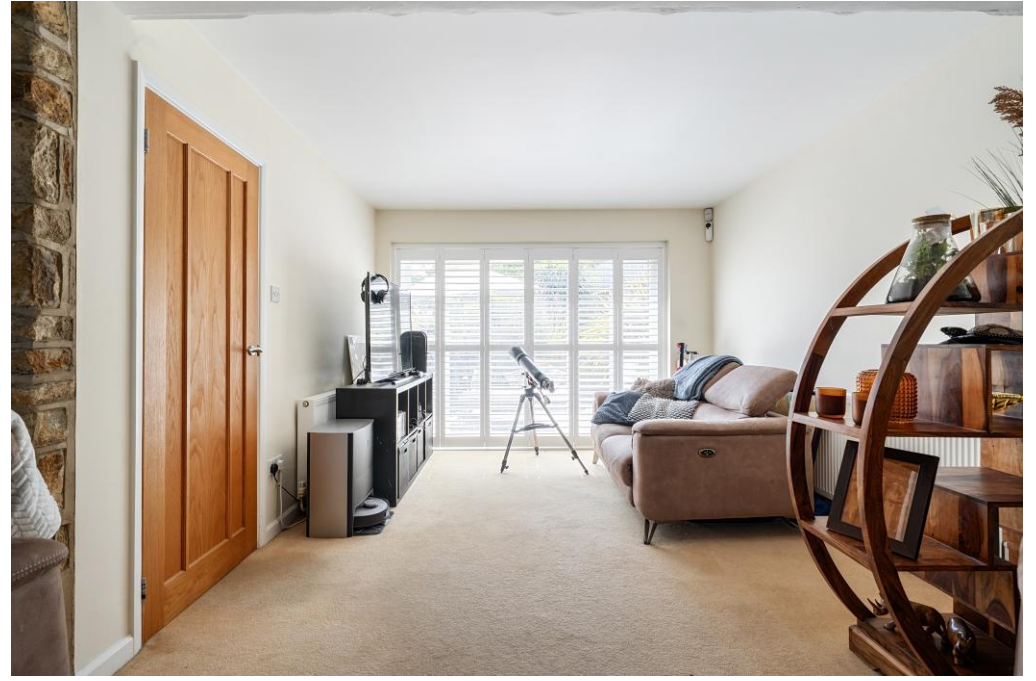
Ground Floor

Spacious entrance hall, shower room, sitting room with wood burning stove and patio doors opening onto the garden, dining room, kitchen/breakfast room with integrated oven, microwave, hob, built in warmer drawer and extractor fan, utility room and storeroom.

First Floor

Three bedrooms with built in under eave storage and wardrobes, family bathroom.





Outside

The property stands in an elevated and secluded position in the centre of the village of Pattishall near the village green. It is approached via a driveway offering off road parking for two/three cars. A gate leads to the rear of the property.

The rear of the property has a secluded south/westerly facing garden with a large, sheltered patio retained by a stone wall. The garden has been landscaped and thoughtfully planted, has a feature pond and further benefits from a good size shed.

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

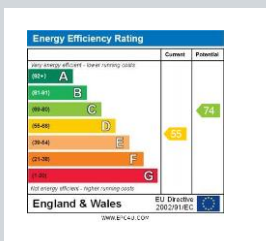
The following services are connected to this property: electricity, water and drainage. Oil Boiler. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



Denotes restricted head height

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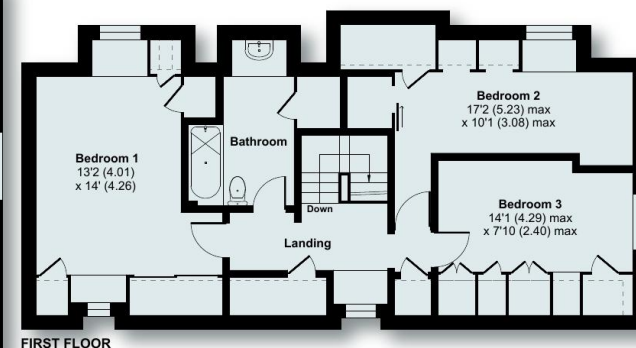
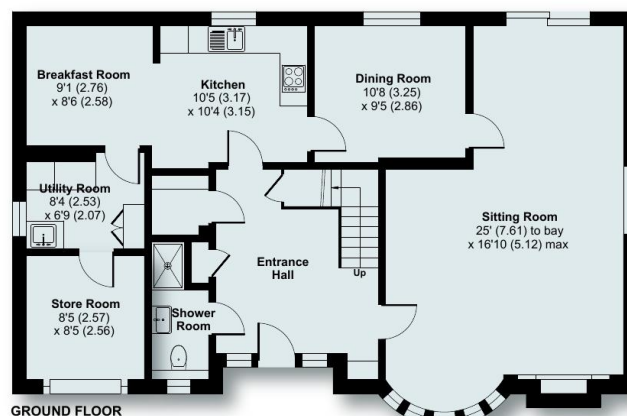
Approximate Area = 1633 sq ft / 151.7 sq m

Limited Use Area(s) = 119 sq ft / 11 sq m

Store Room = 72 sq ft / 6.6 sq m

Total = 1824 sq ft / 169.3 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). Produced for Howkins & Harrison. REF: 1485402

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Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook HowkinsandHarrison
 Twitter HowkinsLLP
 Instagram HowkinsLLP



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