



6 The Paddocks, Shutlanger, Northamptonshire, NN12 6YA

HOWKINS &
HARRISON

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Guide Price: £725,000

An established, substantial, detached family home, offering generous living space in excess of 2,200 sq ft, a double garage, and large, Westerly facing rear garden. The accommodation comprises entrance hall, cloakroom, dual aspect sitting room, dining room, study, kitchen / dining / garden room, utility, master bedroom with en-suite, guest bedroom with en-suite, two further double bedrooms and family bathroom. There is plentiful off-road parking, integral double garage, and a generous, mature, West-facing rear garden.

Features

- Substantial, detached, family home
- In excess of 2,200 sq ft accommodation
- Four double bedrooms
- Three bathrooms, of which two en-suite
- Three generous reception rooms
- Kitchen / Dining / garden room
- Utility and cloakroom
- Integral double garage & extensive driveway parking
- Large mature West-facing garden with outbuilding / garden store



Location

The desirable village of Shutlanger is situated about nine miles south of Northampton with easy access to the A5 to Towcester and Milton Keynes and the A508 Northampton to Stony Stratford road, next to Stoke Bruerne. Road communications are good with junction 15 of the M1 some five miles to the north. There is a rail service from Northampton and Milton Keynes to London (Euston).

In the village there is a public house, with a primary school in the neighbouring village of Stoke Bruerne through which the Grand Union Canal runs and where there is the Waterways Museum and Canal Side public houses and restaurants. Educational facilities are well served in the area with secondary education available in the village of Roade which has a school bus.

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 central entrance hall has a cloakroom off, plus doors off to the dual aspect sitting room, study, dining room, and large kitchen / dining / garden room, beyond which is a utility room.

First Floor

The generous landing leads to the master bedroom with en-suite, the guest bedroom also has an en-suite, there are two further double bedrooms and a family bathroom.





Outside

The property enjoys a large plot situated at the end of a small cul-de-sac, and has a generous front garden with an expanse of driveway parking leading to the integral double garage. Gated access to both sides of the property lead to a large, mature, West-facing rear garden, perfect for afternoon sunshine. There is a useful garden store / outhouse.

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

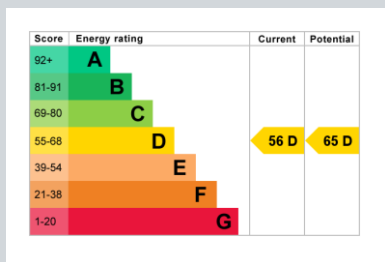
The following services are connected to this property: gas, electricity, water and drainage. Electric Boiler. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location,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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - G



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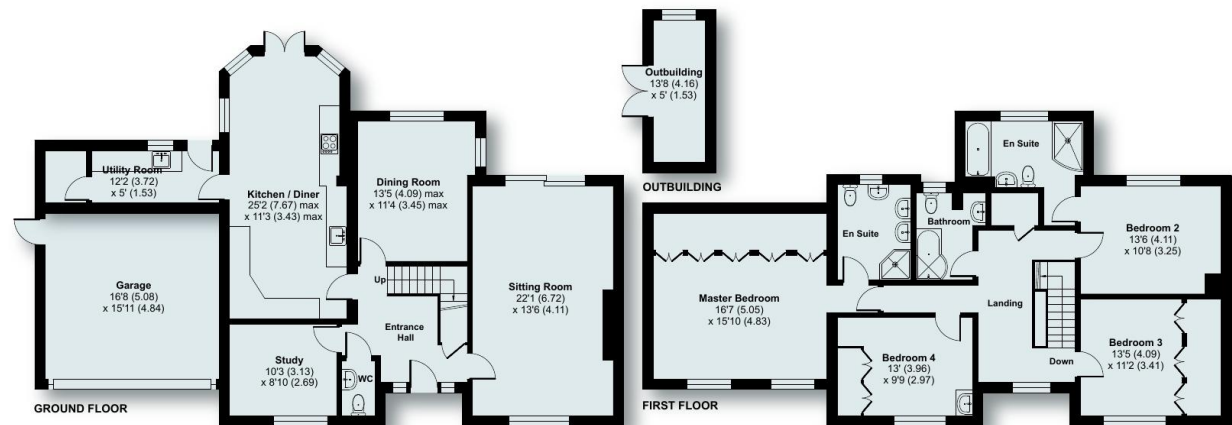
Approximate Area = 2201 sq ft / 204.4 sq m

Garage = 265 sq ft / 24.6 sq m

Outbuilding = 69 sq ft / 6.4 sq m

Total = 2535 sq ft / 235.4 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: 1497244

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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.