The Heathers, Westy Road, Pury End, Northamptonshire, NN12 7NY

HOWKINS & HARRISON

The Heathers,
Westy Road,
Pury End,
Northamptonshire,
NN12 7NY

Guide Price: £725,000

A substantial detached bungalow, set on approximately 0.33 of an acre, with beautifully presented gardens, a double garage and ample driveway parking. Quietly situated within the sought-after hamlet of Pury End, this individually designed property offers an entrance hall, three bedrooms with a shower room and bathroom, spacious kitchen/dining room, sitting room, utility room and two cloakrooms, all extending to approximately 1,551 sq ft.

Features

- Individually designed bungalow
- Quiet hamlet location
- Master bedroom with shower room
- Two further bedrooms
- Bathroom & cloakroom
- Sitting room
- Spacious kitchen/dining room
- Generous & beautifully presented gardens
- Double garage & ample parking
- EPC rating: E

Location

Pury End is a small hamlet which is located approximately three miles south east of the market town of Towcester. The village of Paulerspury lies half a mile away with a primary school, church, and public house.

There is good access to the M1 motorway at junction 15a, 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 golf at Silverstone and Whittlebury Hall Hotel & Spa, 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

Accommodation

Entrance porch and hallway, leading to the sitting room, open plan kitchen/dining room, cloakroom and utility room with access to the rear garden. The master bedroom benefits from a shower room, with two further bedrooms, a bathroom, and cloakroom.

Outside

The property is situated within the hamlet of Pury End, approached by a gravel driveway providing ample off-road parking and access to the double garage. The remainder of the front garden is mostly laid to lawn, with mature shrubs and trees behind a low stone wall.

To the rear is a generous garden with a large lawn, mature trees, beautifully stocked flower beds, a large vegetable patch, a substantial greenhouse, and a patio seating area. Fully enclosed, the garden enjoys a south/westerly aspect.

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 warrantied in any way.

Services

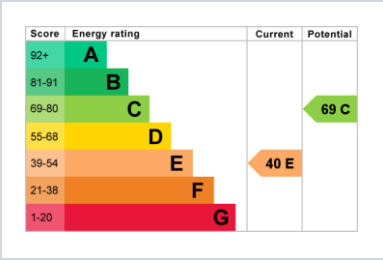
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



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Approximate Area = 1551 sq ft / 144.1 sq m
Outbuilding = 571 sq ft / 53 sq m
Total = 2122 sq ft / 197.1 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: 1535688

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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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