

Wheatsheaf Cottage, Adstone, Northamptonshire, NN12 8DY

** DRAFT **

HOWKINS & HARRISON

Wheatsheaf Cottage,
Adstone,
Northamptonshire,
NN12 8DY

Guide Price: £1,000,000

A beautiful and imposing period property, formerly a Public House, enjoying a generous plot and paddock totaling close to two and a half acres. The generous accommodation comprises entrance hall, sitting room, dining room, kitchen / breakfast room, utility, cloakroom, study / bedroom four, master bedroom with en-suite, two further double bedrooms and family bathroom. There is a superb double garage / coach house and several outbuildings adjoining. Plentiful off street parking, large gardens and a beautiful paddock complete the outside, close to two and a half acres.

Features

- Beautiful period property
- Generous, character accommodation
- Three reception rooms
- Three / Four bedrooms
- Two bathrooms plus cloakroom
- Large double garage / coach house
- Several attached outbuildings
- Driveway parking for several cars
- Large mature gardens
- Lovely central village paddock
- Total 2.5 acres approximately
- EPC Rating: F







Adstone is a hamlet close to the village of Blakesley. It lies in the heart of rolling Northamptonshire countryside midway between Banbury and Towcester. Nearby Blakesley benefits from a pre-school, primary school (Outstanding Ofsted), post office and village shop, 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 Adstone to Sponne School in Towcester.

Other local amenities, including major supermarkets and a leisure centre, can be found at Towcester. There is good access to the A5, A43, M1 and the M40 and London, Birmingham, Oxford, Northampton are all within commuting distance. Train services to London Euston are available from Milton Keynes (approximately 35 minutes) and Northampton (approximately 1 hour).

Sporting activities in the area include golf nearby at Silverstone, Cherwell Edge, Whittlebury Hall & Woburn, fishing at Boddington Reservoir, 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 opens to the study / bedroom four, the rear hallway, and to the grand dining room, which in turn leads through to the large kitchen / breakfast room and utility beyond. The rear hallway has a cloakroom off, and also leads to the spacious sitting room.

First Floor

The master bedroom has an en-suite shower room, there are two further double bedrooms and family bathroom.











Outside

The property is approached through double gates, with a gravel driveway providing plentiful parking and access to the large double garage / coach house. Adjacent to this are four attached outbuildings linking the house and garage. There is also a further garden store and externally accessed cellar. The generous mature gardens wrap around the property and lead to the beautiful paddock which sits in the heart of this picturesque village. The total plot is approaching two and a half acres.

Agents Note

It is the vendor's intention to insert a Development Uplift Clause into the sale contract in the sum of 30% of the uplift in value over 25 years, triggered by the granting of Planning Permission for additional property(ies).



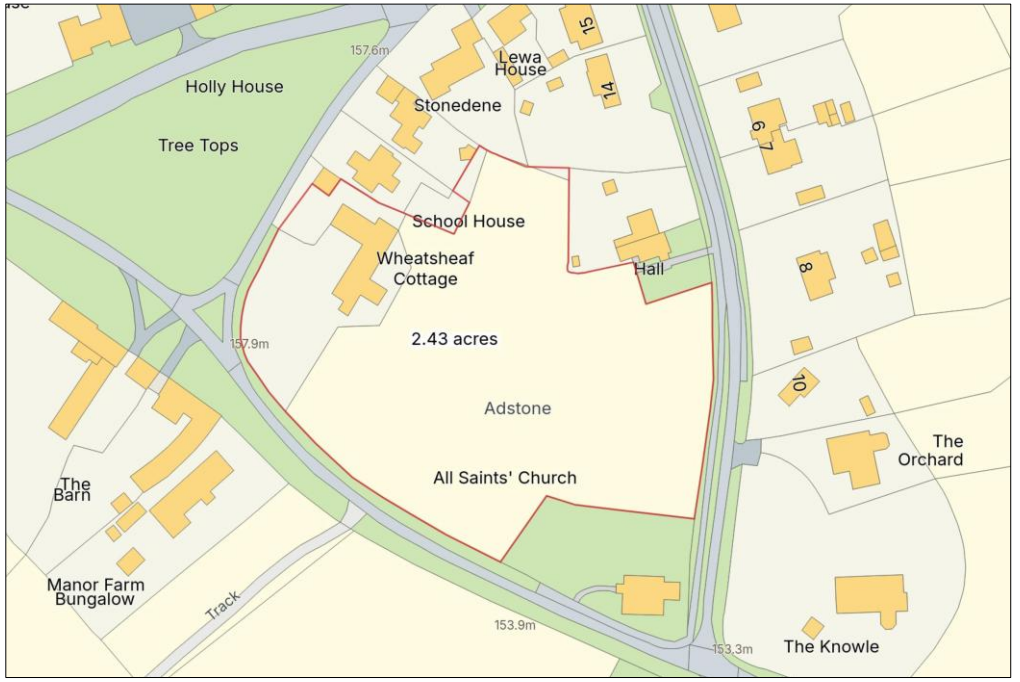











Holly House
Tree Tops
Stonedene
Lewa House
School House
Wheatsheaf Cottage
Hall
2.43 acres
Adstone
All Saints' Church
The Barn
Manor Farm Bungalow
Track
The Orchard
The Knowle
157.6m
157.9m
153.9m
153.3m
15
14
6
7
8
10

Viewing Arrangements
Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

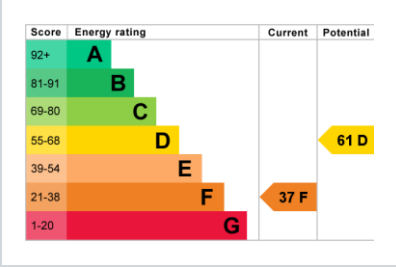
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

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 fed boiler.

Tenure: Freehold

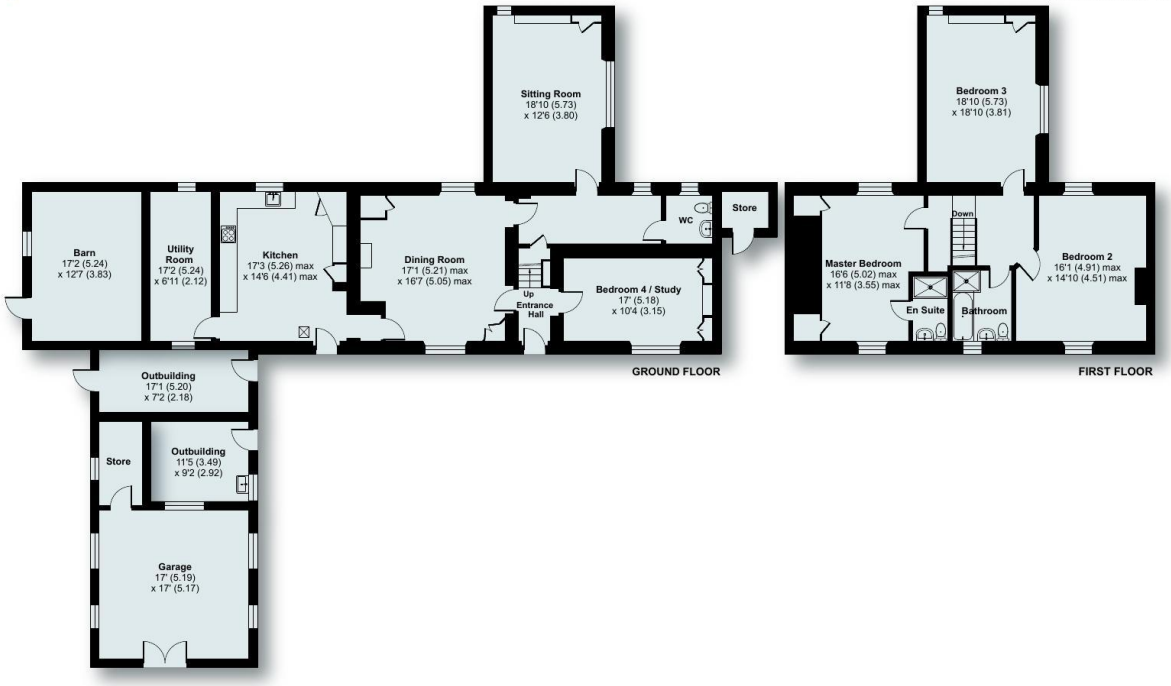
Local Authority
West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - G



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Approximate Area = 2256 sq ft / 209.5 sq m
Garage = 339 sq ft / 31.4 sq m
Outbuilding = 462 sq ft / 42.9 sq m
Total = 3057 sq ft / 283.8 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: 1538624

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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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