

12 Old Oak Drive, Silverstone, Northamptonshire, NN12 8DN

HOWKINS & HARRISON

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Offers in Excess of: £600,000

Situated within the popular village of Silverstone, within walking distance to numerous amenities, this modern, detached family home offers flexible accommodation extending to approximately 1,786 sq ft. The property offers a stunning kitchen/dining/family room, utility and cloakroom, two reception rooms, three/four bedrooms, and two bathrooms. Outside, the property further benefits from a private, westerly facing garden, a double garage and ample driveway parking.

Features

- Popular village location
- Detached property
- Three/four bedrooms
- Two bathrooms
- Open plan kitchen/dining/family room
- Two reception rooms
- Utility and cloakroom
- Westerly facing rear garden
- Double garage and driveway parking
- Energy rating C







Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes and 50 minutes 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

The entrance hall provides access to two generous reception rooms, and a stunning, kitchen/dining family room, complete with numerous fitted units, integrated appliances, and a breakfast bar. The family area benefits from patio doors, leading to the rear garden. From the kitchen, is a utility area, cloakroom, and a doorway to the double garage.

First Floor

The master bedroom boasts a range of fitted wardrobes and an en-suite shower room. There are two further bedrooms, and a large, four-piece family bathroom.

Bedroom three was formerly two rooms, retaining two doorways, providing the option to alter back to one room.











Outside

The property is approached by a driveway, providing ample off-road parking and access to the double garage. A footpath leads to the front door, whilst the remainder of the front garden is thoughtfully planted.

To the rear, the westerly facing garden has been landscaped, to include a large patio area and an outdoor kitchen. The remainder of the garden is mostly laid to lawn, with well-stocked borders and flower beds.

Agents Note

Please note that for presentation purposes, photographs containing furniture have been staged using AI technology.















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

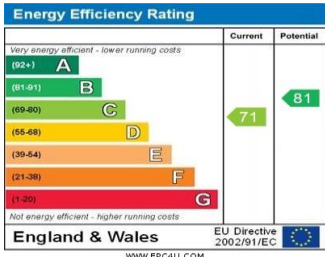
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

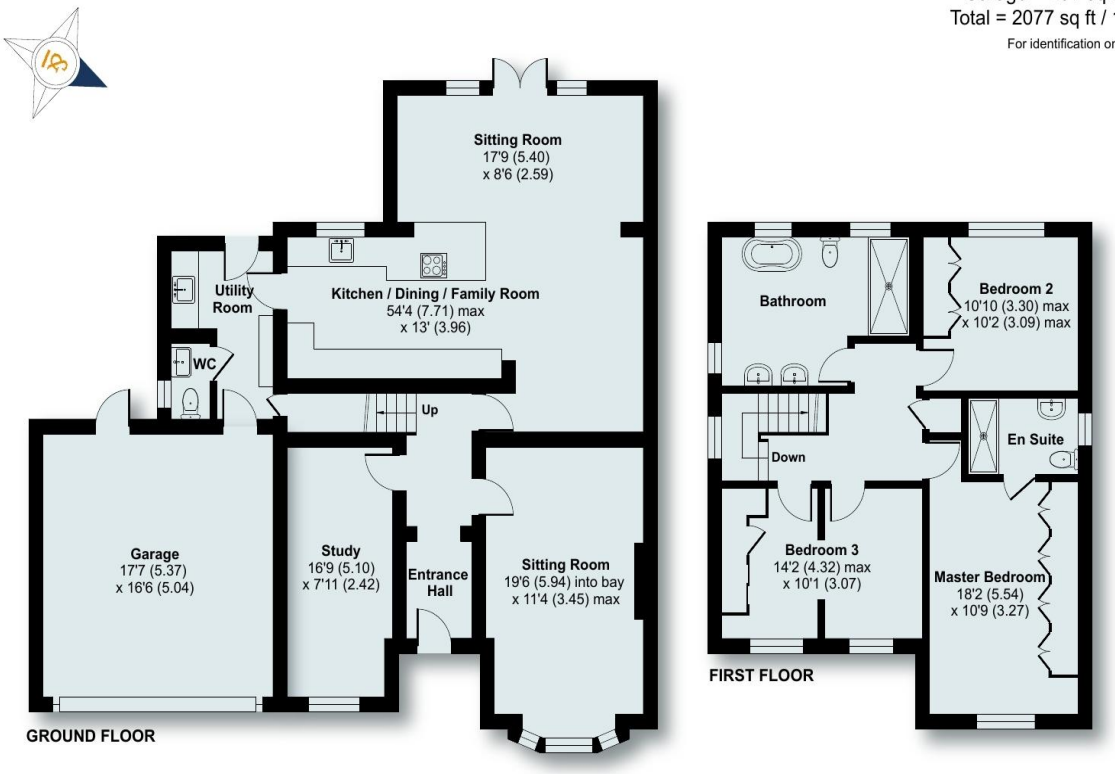
West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



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Approximate Area = 1786 sq ft / 165.9 sq m
Garage = 291 sq ft / 27 sq m
Total = 2077 sq ft / 192.9 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: 1402296

HOWKINS & HARRISON

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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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