



7 Pigeon Hill, Tiffield, Northamptonshire, NN12 8AR

HOWKINS &
HARRISON

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Northamptonshire, NN12 8AR

Guide Price: £775,000

Set in a no-through road in the desirable village of Tiffield, this stunning split-level property sits on a large mature plot and enjoys fabulous views over open countryside. Extending to approximately 2,130sq ft, the beautifully presented accommodation includes five bedrooms, two of which are en-suite, family bathroom, kitchen/dining/family room, separate utility room, sitting room, snug and cinema room. Outside, the property enjoys front and rear gardens, a double garage and ample driveway parking.

Features

- Detached split level property
- Two en-suite bedrooms
- Three further bedrooms
- Family bathroom
- Spacious kitchen/dining/family room
- Sitting room
- Snug and cinema room
- Utility room
- Gardens, double garage & ample parking
- Energy rating D



Location

The village of Tiffield lies two miles north of Towcester between the A5 to the west and the A43 to the east. The Church of England primary school is smaller than average and awarded 'Good' by Ofsted in 2017. It is now linked with the schools at Gayton, Stoke Bruerne and Whittlebury to form the Forest Federation. Most pupils who leave the school progress to Sponne School in Towcester. In the village there is a church, a pub, a pocket park and a playing field. The village has one main road, which runs from the A43 to the village of Gayton.

The nearby market town of Towcester has many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.



Ground Floor

Entrance hall leading into the sitting room with a wood burning stove and also into the open plan kitchen/family/dining room with a bespoke range of fitted units and integrated appliances. The dining area is flooded with natural light and a door that opens to the rear garden.

Lower Ground Floor

Stairs lead down to the snug and cinema room which has French doors open to the garden. Bedroom two with an en-suite is on this level along with the utility room.

First Floor

The first floor boasts the master bedroom with en-suite, three further bedrooms and the family bathroom.





Outside

The property sits back from the road in an elevated position at the end of a no-through road and is approached by a driveway that leads to the double garage and offers ample parking. Steps lead to the front door. The remainder of the front garden is mostly laid to lawn with mature shrubs and trees. To the rear of the property, the garden enjoys views over open countryside. There is a covered entertaining area, and a further decked area, with the remainder mostly laid to lawn. The garden is enclosed on all sides.



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

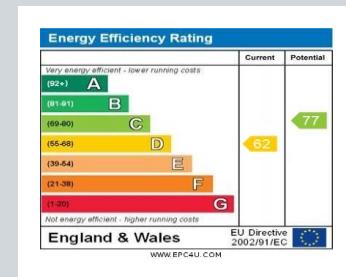
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - G



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Pigeon Hill, Tiffield, Towcester, NN12

Approximate Area = 2130 sq ft / 197.8 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 2420 sq ft / 224.7 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: 1399865

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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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