



Sunnyside, 85 Watling Street, Potterspury, Northamptonshire, NN12 7QD

HOWKINS &
HARRISON

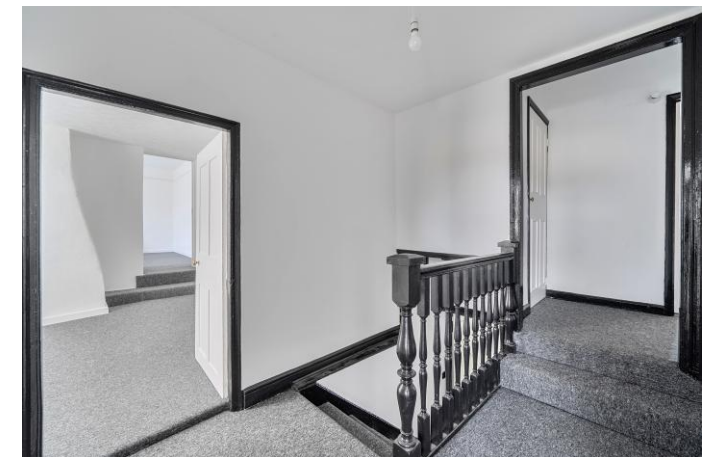
Sunnyside,
85 Watling Street,
Potterspury,
Northamptonshire,
NN12 7QD

Guide Price: £615,000

Situated within the well serviced village of Potterspury, this delightful stone-built period home is full of character throughout. The detached accommodation extends to approximately 2,152 sq ft, to include a kitchen/dining room, three reception rooms, a utility and shower room, plus three spacious bedrooms, study/dressing room and two bathrooms. Outside, the property further benefits from a low maintenance rear garden, garaging, and ample driveway parking.

Features

- No onward chain
- Detached period home
- Village location
- Kitchen/dining room
- Three reception rooms
- Master bedroom with en-suite
- Two further bedrooms & study
- Family bathroom
- Garaging and driveway parking
- EPC rating: E



Location

The village of Potterspury is just off the A5 approximately six miles south of the market town of Towcester and one mile north of the vibrant town of Stony Stratford. It has a thriving village shop/post office, two public houses and a sports and social club. The 'outstanding' highly rated John Hellins primary school is in the village. Secondary education is available in nearby Deanshanger.

The A5 offers easy access to Milton Keynes and train station with approximately 30 minutes travelling time to London Euston. There is good access to the M1 motorway at junction 15a and also to the M40.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, 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

Entrance porch, two sitting rooms, snug, kitchen/dining room with a range of fitted units, with a doorway leading to the rear garden. The ground floor also benefits from a utility room, shower room and store.

First Floor

The main bedroom boasts fitted wardrobes, en-suite bathroom and a balcony. There are two further generous bedrooms, a study/dressing room, and a family bathroom.





Outside

The property is located off the Watling Street within the desirable village of Potterspurty, with ample driveway parking on both sides, leading to the rear low maintenance garden. There is a double garage and large outbuildings, previously utilised as stables.



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

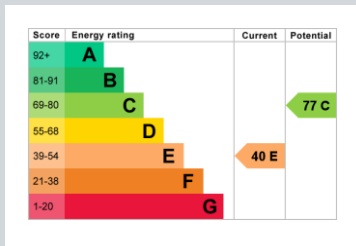
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

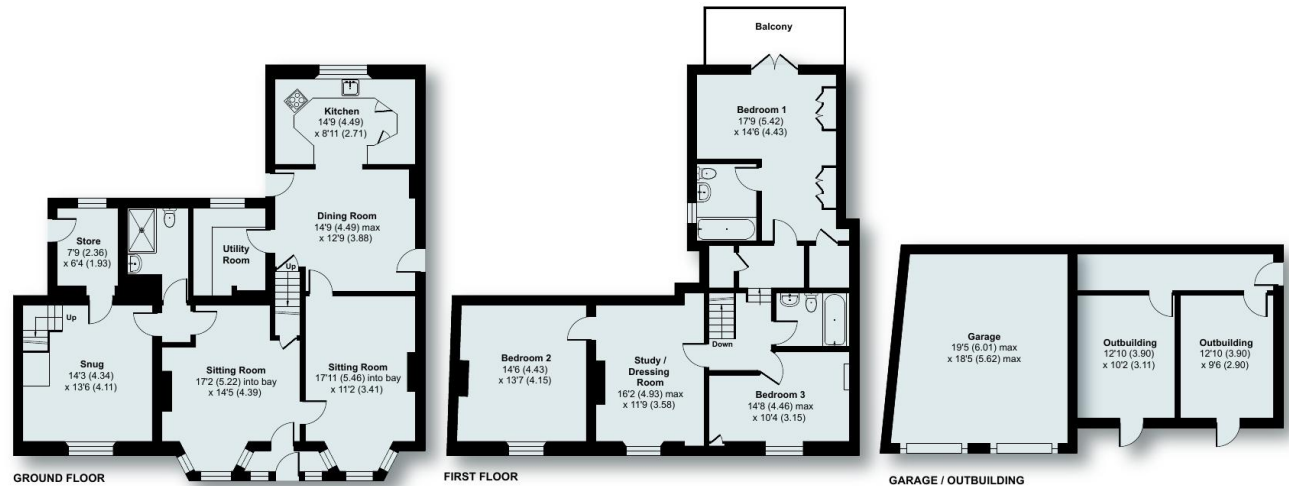
Council Tax Band - F



Watling Street, Potterspur, Towcester, NN12

Approximate Area = 2152 sq ft / 199.9 sq m
Garage = 344 sq ft / 31.9 sq m
Outbuilding = 349 sq ft / 32.4 sq m
Total = 2845 sq ft / 264 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: 1456749



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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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.