



1 Kings Lane, Pury End, Northamptonshire, NN12 7NT

HOWKINS &  
HARRISON



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## Guide Price: £695,000

A beautiful, detached, period cottage which has been lovingly restored, and now provides that perfect combination of character features and contemporary living. The accommodation now comprises entrance hall with cloakroom, sitting room, snug, superb “live-in” kitchen / family room, utility room, master bedroom with en-suite shower room, three further double bedrooms and family bathroom. There is driveway parking, a garage, and pretty, enclosed rear garden. Of particular note is the idyllic location on the very edge of this small village, with lovely views over rolling countryside.

### Features

- Beautiful, detached cottage
- Character and contemporary combined
- Superb “live-in” kitchen / family room
- Sitting room & snug
- Cloakroom & utility room
- Master bedroom with en-suite
- Three further double bedrooms
- Luxury family bathroom
- Garage & driveway
- Great attention to detail
- Idyllic location & views
- EPC Rating: C



## 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.



## Ground Floor

The covered porchway opens into the entrance hall with cloakroom off. There is a cosy sitting room with woodburning stove, also a comfortable, dual aspect snug. Beyond the hallway is a stunning “live-in” kitchen/family room, with a comprehensively fitted kitchen and huge island, plus an expanse of bi-fold doors opening to the garden. Steps lead up to a large utility / boot room with a door opening to the garden.

## First Floor

The landing leads to the master bedroom, which boasts a range of wardrobes, and a lovely en-suite shower room. There are three further double bedrooms and a luxury family bathroom. All the rooms enjoy lovely rural views.









## Outside

There is a driveway providing off-road parking and access to the single garage. A low stone wall encloses a small front garden, whilst the rear garden is terraced and mainly laid to lawn, with a generous patio seating area.

## Agents Note

The current owners have enjoyed the use of further parking adjacent to the property, this arrangement may possibly continue, subject to separate negotiation.







## 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

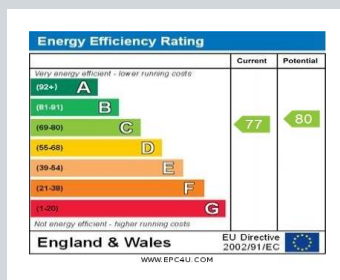
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



## Approximate Gross Internal Area 1751 sq ft - 163 sq m (Excluding Garage)

Ground Floor Area 942 sq ft – 88 sq m

First Floor Area 809 sq ft – 75 sq m

Garage Area 201 sq ft – 19 sq m



## Howkins & Harrison

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