



25 Bradden Road, Greens Norton, Northamptonshire, NN12 8BS

HOWKINS &  
HARRISON

25 Bradden Road, Greens Norton,  
Northamptonshire, NN12 8BS

Guide Price: £775,000

A substantial detached six bedroom family home, with large gardens and heated indoor swimming pool. The accommodation comprises sitting room, kitchen / dining / family room, sun room, office, utility, cloakroom, six bedrooms and three bathrooms. Outside is plentiful driveway parking, a double garage, large mature rear garden backing onto paddock land, and a superb, heated indoor swimming pool.

#### Features

- Substantial family home
- Over 2,600 sq ft of accommodation
- Six bedrooms
- Three bathrooms
- Flexible living space
- Large gardens with open outlook
- Heated indoor swimming pool
- Extensive driveway parking
- Double garage
- Sought after village location
- EPC Rating: C



## Location

The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits from a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, 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 the village to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, 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 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 covered porchway leads into the hallway which has a cloakroom off. The spacious sitting has double doors into the light-filled sun room, which in turn leads into the dining / family room with the kitchen beyond. Adjacent is the utility room, which has a study leading off from it, also a doorway to the integral double garage.

## First Floor

The landing leads to four double bedrooms and two large bathrooms.

## Second Floor

There is a large master bedroom with an en-suite shower, plus a further bedroom which could be used as a dressing room to create a master suite.





## Outside

There is plentiful off-road driveway parking for numerous cars and access to the double integral garage. Gated side access leads to the large, mature south-facing rear garden which is well stocked, with views beyond over paddock land.



## Swimming Pool

There is a beautiful, detached pool house, complete with lovely sunken swimming pool, heated by a newly fitted air source heat pump.





## 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

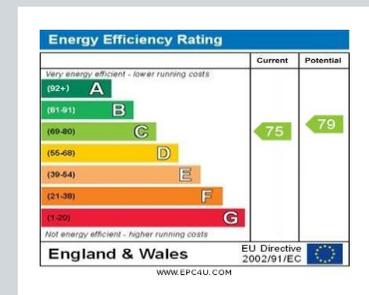
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - G



## Howkins & Harrison

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## Bradden Road, Greens Norton, Towcester, NN12

Approximate Area = 2624 sq ft / 243.7 sq m  
 Garage = 233 sq ft / 21.6 sq m  
 Outbuilding = 822 sq ft / 76.3 sq m  
 Total = 3679 sq ft / 341.6 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). © nrichcom 2025. Produced for Howkins & Harrison. REF: 1334801

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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