



Hill View, 42 Grays Lane, Paulerspury, Northamptonshire, NN12 7NA

HOWKINS &
HARRISON

Hill View, 42 Grays Lane,
Paulerspury,
Northamptonshire,
NN12 7NA

Guide Price: £500,000

An established, substantial, detached bungalow, occupying a generous, prominent plot within the sought after village of Paulerspury. The accommodation comprises entrance hall, sitting room, kitchen / breakfast room, dining room, conservatory, utility room, cloakroom, two/three double bedrooms and a shower room. The property has a large frontage, with an expanse of driveway leading to a substantial, detached double garage complete with utility room and separate gas fired boiler, offering great annexe potential. The rear garden is also generous, mature and level, the total plot approaching a quarter of an acre.

Features

- Established detached bungalow
- 1,379 square feet of accommodation
- Two/Three double bedrooms
- Sitting room plus dining room
- Conservatory
- Kitchen / breakfast room
- Utility and cloakroom
- Shower room
- Detached double garage & utility
- Large mature plot
- EPC Rating: C



Location

The picturesque village of Paulerspury lies approximately 3 miles south of the market town of Towcester and 10 miles north of Milton Keynes along the A5 road. The village has a primary school with pre-school, recreation ground with play equipment, doctors' surgery, church, village hall and public house. A petrol station with Budgens mini-supermarket is situated at the junction of Grays Lane on the A5.

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 55 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.



Accommodation

The entrance hall opens into the sitting room/bedroom three, shower room, bedrooms one and two, and the kitchen / breakfast room, beyond which is the dining room, utility room, cloakroom and large conservatory. Both the dining room and conservatory have double doors opening into the garden.

Outside

The property enjoys a large plot approaching a quarter of an acre, with good frontage and expanse of driveway parking. Of particular note is the substantial detached double garage, complete with utility room and separate gas fired boiler. The rear garden is landscaped, level and mature, fully enclosed and complete with timber garden shed.

Agent's Note

The furthest extent of the rear garden, on which stands the garden shed, has been enjoyed by the current owners for many years, however, is not shown on the Land Registry documentation as belonging to the property. We recommend any potential buyer to be aware of this point before legal commitment to purchase.

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

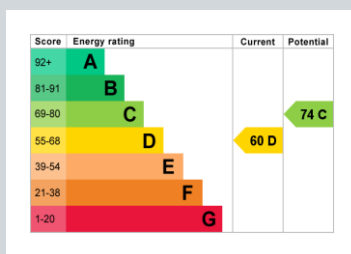
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



42 Grays Lane, Paulerspury, Towcester, NN12

Approximate Area = 1379 sq ft / 128.1 sq m

Garage = 441 sq ft / 40.9 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 1895 sq ft / 176 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: 1500803

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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.