



Winterberry House, 5 Church Lane, Cold Higham, Northamptonshire, NN12 8LS

HOWKINS &  
HARRISON

Winterberry House,  
5 Church Lane,  
Cold Higham,  
Northamptonshire,  
NN12 8LS

Guide Price: £700,000

A delightful and substantial, detached family home well located in quiet no-through lane within the tranquil village of Cold Higham. The beautifully presented accommodation extends to entrance porch, entrance hall, cloakroom, sitting room, dining room, study, spacious kitchen/breakfast/family room, utility room, master bedroom with large dressing room and en-suite bathroom, three further bedrooms and a family bathroom. There is ample driveway parking, a garage and an enclosed rear garden with a southerly aspect.

### Features

- Detached property
- Master bedroom, dressing room & en-suite
- Three further bedrooms
- Family bathroom
- Sitting room & dining room
- Study
- Kitchen/breakfast/family room & utility room
- Garage & driveway parking
- South facing garden
- Energy rating E



## Location

Cold Higham is a small hamlet north of Towcester surrounded by open countryside. There are excellent road links to the M1 and M40 via the A43. The amenities of Towcester are situated some 4 miles to the south and include a leisure centre, secondary schooling, public houses and restaurants. Primary schooling is provided in the neighbouring village of Pattishall with excellent private education available at nearby Winchester House, Carrdus School, Akeley Wood, Stowe School and Northampton Boys and Girls schools.

Train stations at Northampton and Milton Keynes offer services to London Euston with journey times of around 50 minutes and 35 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, and of course the world famous motor racing at Silverstone.



## Ground Floor

An entrance porch with cloaks cupboard leads through to the light and airy entrance hall which is open plan to the dining room. A cloakroom leads off the entrance hall, as do the other principal rooms and a study. The large sitting room boasts an impressive inglenook style fireplace with inset wood burning stove, also a feature walk in bay window with French doors opening to the garden. The spacious kitchen/breakfast/family room has a bespoke range of units with integrated appliances including a microwave and dishwasher, along with a central island/breakfast bar and with French doors opening to the front of the property and a courtesy door leads to the garage. The utility room opens onto the garden.

## First Floor

The light, airy, vaulted landing is naturally lit with Velux roof lights. A large dressing room leads to the master bedroom and on to a beautifully appointed en-suite. There are three further double bedrooms and a family bathroom.





## Outside

Set behind a stone wall with brick pillars either side of the driveway, there is ample off-road parking and access to the large garage. A courtesy gate to the side of the property leads to the southerly facing rear garden which is mature and well-tended, with a patio and gravelled entertaining area. The garden wraps round the side of the house with a further decked area and patio.



## 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

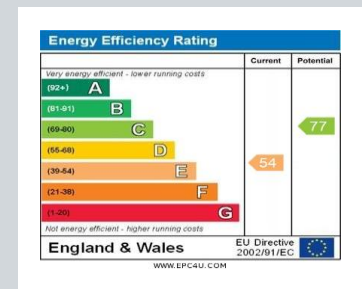
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



## Howkins & Harrison

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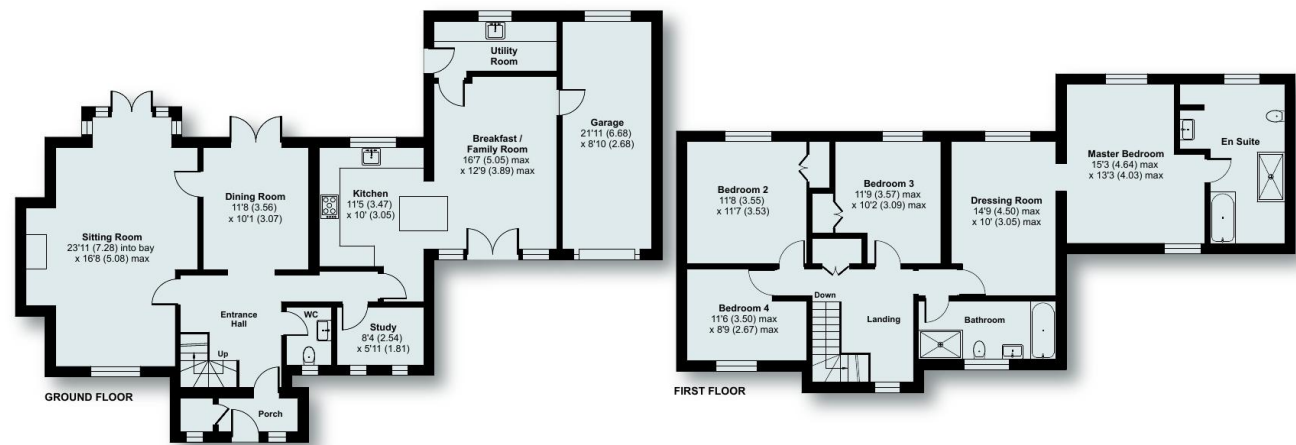
## Church Lane, Cold Higham, Towcester, NN12

Approximate Area = 2203 sq ft / 204.6 sq m

Garage = 189 sq ft / 17.5 sq m

Total = 2392 sq ft / 222.1 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: 1410824

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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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