



35 Freemans Way, Greens Norton, Northamptonshire, NN12 8FQ

HOWKINS &
HARRISON

35 Freemans Way,
Greens Norton,
Northamptonshire, NN12 8FQ

Guide Price: £525,000

This beautifully presented detached four bedroom home is conveniently situated within the popular and well serviced village of Greens Norton. Extending to approximately 1,595 sq ft, the accommodation offers spacious and flexible family accommodation, including a kitchen/dining room, cloakroom, family room, study, sitting room, en-suite master bedroom, three further bedrooms and a Jack & Jill bathroom. Outside, the property further benefits from a landscaped rear garden, a garage and driveway parking.

Features

- Spacious kitchen/dining room
- Sitting room & family room
- Master bedroom en-suite
- Three further bedrooms
- Jack & Jill bathroom
- Study
- Enclosed rear garden
- Garage & driveway parking
- Popular village location
- EPC rating-C



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 Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

Entrance hall opening into the family room with French doors to the patio, study, cloakroom, sitting room, kitchen/dining room with two sets of French doors opening onto the patio and a central island breakfast bar.

First Floor

Stairs rise from the ground floor to a landing leading to the master bedroom with en-suite, three further bedrooms and a Jack and Jill bathroom.





Outside

The property is approached by a driveway leading to the garage, with a footpath to the front door.

To the rear, the garden is enclosed on all sides. Three sets of French doors open from the property onto the patio, the remainder of the garden being mostly laid to lawn with low maintenance flower beds. An additional courtesy door opens from the kitchen to the garden.

Agents Note

Some images have been virtually staged to show potential furniture layout and room use.

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.

There is a grounds management fee of about £600 per annum.





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

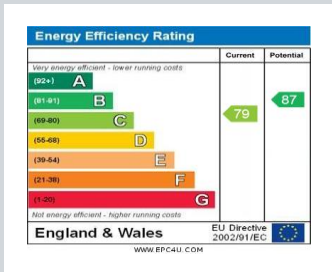
The following services are connected to this property: gas, electricity, water and drainage. Electric Boiler. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location,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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



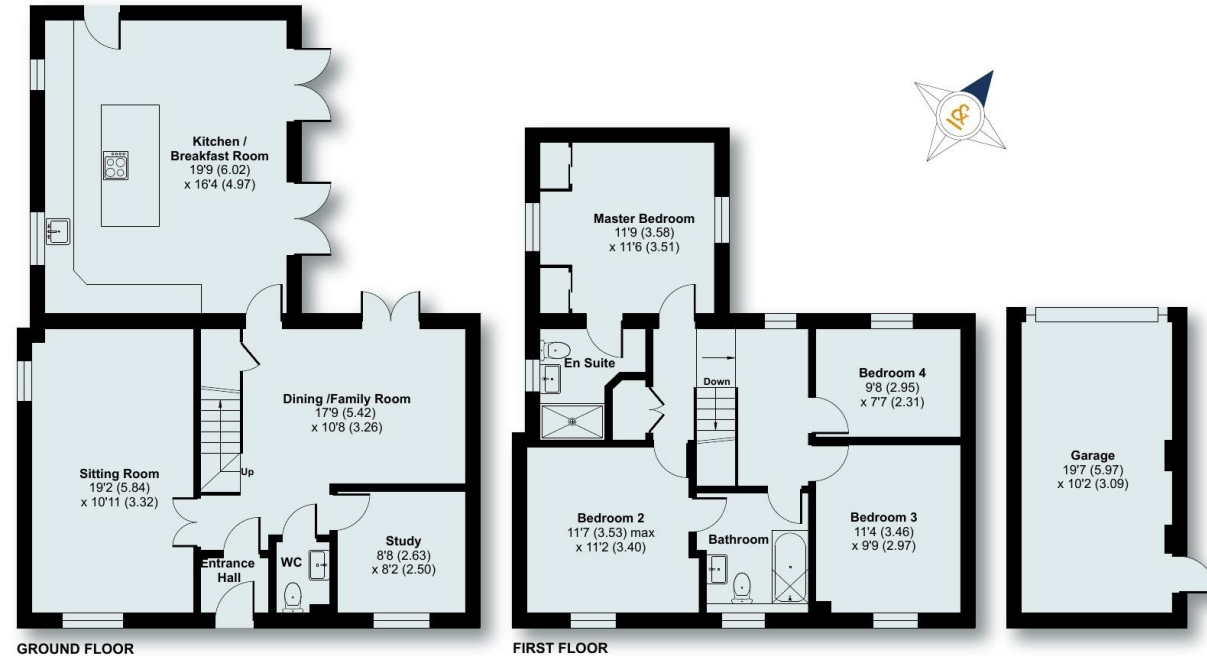
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Approximate Area = 1595 sq ft / 148.1 sq m

Garage = 199 sq ft / 18.4 sq m

Total = 1794 sq ft / 166.5 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: 1482645

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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.