



9 Uttoxeter Way, Towcester, NN12 6UR

Guide Price £475,000

Constructed in 2022 by Persimmon Homes to their popular 'Blakesley' design, this three-storey detached home occupies a prominent position within the Towcester racecourse development. The spacious and flexible accommodation includes a kitchen/dining room, utility and cloakroom, sitting room, en-suite master bedroom, three further bedrooms sharing a family bathroom and cloakroom. Outside, the property further benefits from views over the park, a generous south facing rear garden, single garage and ample driveway parking.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575

Email towcester@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



TOWCESTER

Situated within a good distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with 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

Entrance hall, sitting room complete with French doors leading to the patio and garden beyond, spacious kitchen/dining room with a range of fitted units and integrated appliances, plus a utility room and cloakroom.

FIRST FLOOR

The first floor offers a master bedroom which benefits from an en-suite and dressing area, as well as a further double bedroom, and a family bathroom.

SECOND FLOOR

The second floor provides two further double bedrooms sharing a cloakroom.

OUTSIDE

The property is approached via a no through road shared by three properties. The driveway is adjacent to the property, providing ample off-road parking and access to a single garage. The rear garden enjoys a southerly aspect and has been thoughtfully landscaped, mostly laid to lawn with well stocked borders and a generous patio seating area.

LOCAL AUTHORITY

West Northamptonshire Council
The Forum, Moat Lane
Towcester, NN12 6AD

COUNCIL TAX BAND

Council Tax Band - E

VIEWING ARRANGEMENTS

Strictly by prior appointment via the selling agents, Howkins and Harrison. 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

None of the 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 water, electricity, gas and drainage services.

FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

IMPORTANT NOTICE

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.





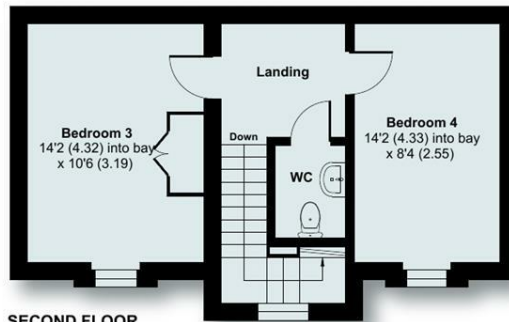
Uttoxeter Way, Towcester, NN12

Approximate Area = 1390 sq ft / 129.1 sq m

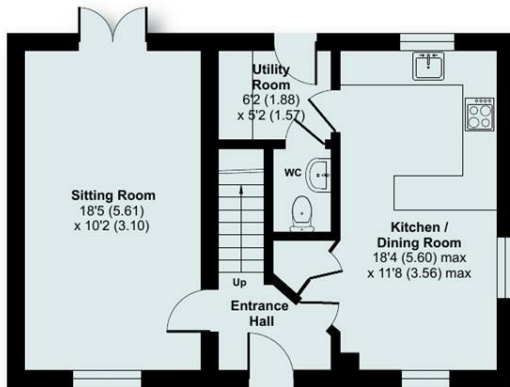
Garage = 197 sq ft / 18.3 sq m

Total = 1587 sq ft / 147.4 sq m

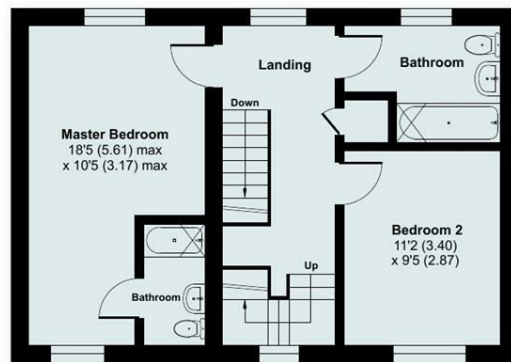
For identification only - Not to scale



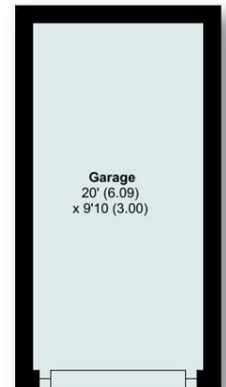
SECOND FLOOR



GROUND FLOOR

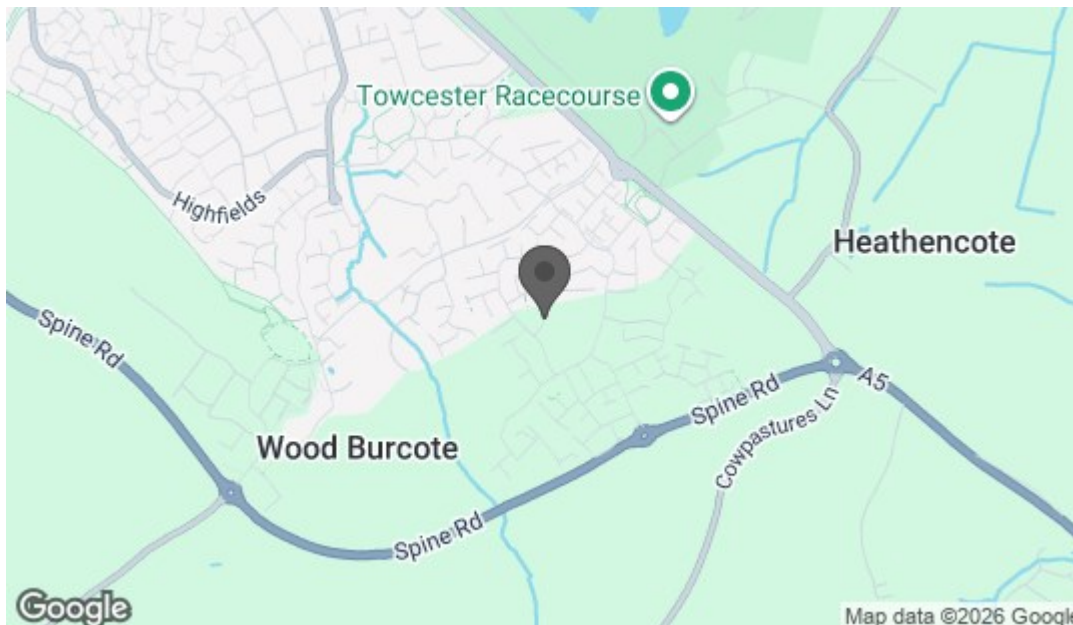


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Howkins & Harrison. REF: 1487443

HOWKINS & HARRISON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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