



The Toppers, Bridge Road, Stoke Bruerne, Northamptonshire, NN12 7SE

HOWKINS &  
HARRISON

The Toppers, Bridge Road,  
Stoke Bruerne, Northamptonshire,  
NN12 7SE

Guide Price: £975,000

An incredible and rare opportunity to purchase an exciting project comprising a substantial detached family home situated on approximately one-third of an acre plot in the heart of the highly desirable village of Stoke Bruerne. The accommodation extends to 4,300 sq ft over two floors, plus a second full height floor offering approximately 1,573 sq ft of accommodation, subject to further permission. Planning permission was granted by West Northants Council, 2024/2163/FULL, and has been implemented to the extent that the structure is up, leaving the prospective purchaser to complete the internal works and external doors.

### Features

- Rare and exciting project
- Substantial detached family home
- Approximately one-third of an acre plot
- 4300 sq ft over two floors
- Further huge, full height second floor of 1573 sq ft
- Internal layout and fittings required
- WNC Planning Permission – 2024/2163/FULL
- Picturesque village of Stoke Bruerne
- Adjacent to Grand Union Canal
- EPC Rating: TBC

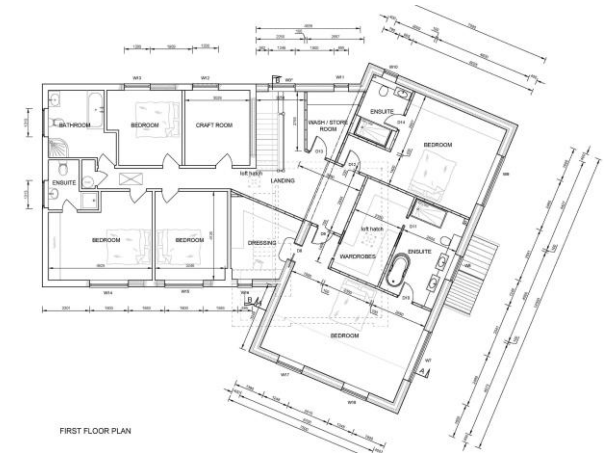
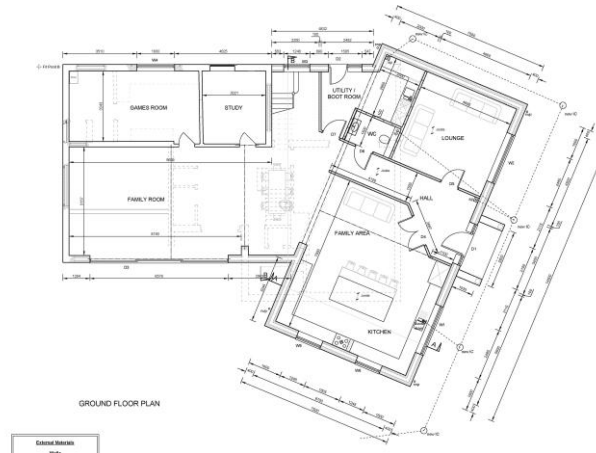


## Location

The popular historic village of Stoke Bruerne is set in the heart of rural Northamptonshire with most of the homes and buildings in the village over 200 years old. In and around Stoke Bruerne you will find the Blisworth Tunnel, historic locks and bridges, a weighing machine, winding hole and traditional canal pubs. The village primary school offers a small and friendly environment with other primary and secondary schools in the local area.

Stoke Bruerne is ideally situated near the A508 and A5 providing good access to the A43, M1 and M40. Train stations at Milton Keynes and Northampton offer services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Just over 4 miles away is the vibrant market town of Towcester which boasts independent shops and facilities from fresh foods, gifts, jewellery, accessories and clothes to delicious food on offer from the great restaurants and cafes. 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

The approved plans propose a porch, large entrance hall, huge “live-in” kitchen, enormous family room, sitting room, games room, study, boot room/utility, cloakroom.

## First Floor

The approved plans propose a master suite, including a walk-in-wardrobe, dressing room, and large en-suite bathroom. There are five further generous bedrooms, two with en-suites, and a family bathroom. Any prospective purchaser can redesign the layout; we understand this can be done without revisiting planning.

## Second Floor

There is an equivalent, full-height attic space, extending to approximately 1,573 sq ft, which could be accessed via a conventional staircase, we advise any prospective purchaser to seek approval from the Planning Department before developing this further.

## Outside

There is a new vehicular access to be created off Bridge Road, which will provide off road parking for several vehicles. Extending to approximately one third of an acre, the plot is generous, mature, and surprisingly private yet central to this highly desirable village.

## Community Infrastructure Levy

The current owners applied for and were granted a self-build exemption. Any prospective purchaser should make their own enquiries with West Northamptonshire Council as to the implications of this before 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. CGI imagery used within the particulars.

## 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.

**Tenure:** Freehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.



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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## Howkins & Harrison

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