7 Meadow Rise, Tiffield, Northamptonshire, NN12 8AP

Guide Price £285,000

Situated within the popular village of Tiffield and backing onto countryside, this beautifully presented semi-detached property benefits from a kitchen/dining room, spacious sitting room, conservatory, three bedrooms and a family bathroom. Outside, the property further benefits from an enclosed rear garden, a garage and ample driveway parking.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

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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

TIFFIELD
The village of Tiffield lies two miles north of Towcester between the A5 to the west and the A43 to the east. The Church of England primary school is smaller than average and awarded 'Good' by Ofsted in 2017. It is now linked with the schools at Gayton, Stoke Bruerne and Whittlebury to form the Forest Federation. Most pupils who leave the school progress to Sponne School in Towcester. In the village there is a church, a pub, a pocket park and a playing field. The village has one main road, which runs from the A43 to the village of Gayton.

The nearby market town of Towcester has 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 with stairs rising to the first floor, spacious sitting room with picture window, kitchen/dining room with a range of fitted units, plus a conservatory with French doors leading to the rear garden.

FIRST FLOOR
Off the landing are three bedrooms sharing a family bathroom.

OUTSIDE
The property is approached by a generous driveway providing off-road parking for numerous vehicles. A shared driveway between 7 Meadow Rise and the neighbouring property leads to the front door and garage, with a gate leading to the garden.

The rear garden is enclosed and rises from a patio seating area to a level lawned area, with steps leading to a further lawned area backing onto countryside.

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

COUNCIL TAX BAND
Band - C

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 warrantied in any way.

SERVICES
The following services are connected to this property :
Mains gas, electricity, water and drainage.

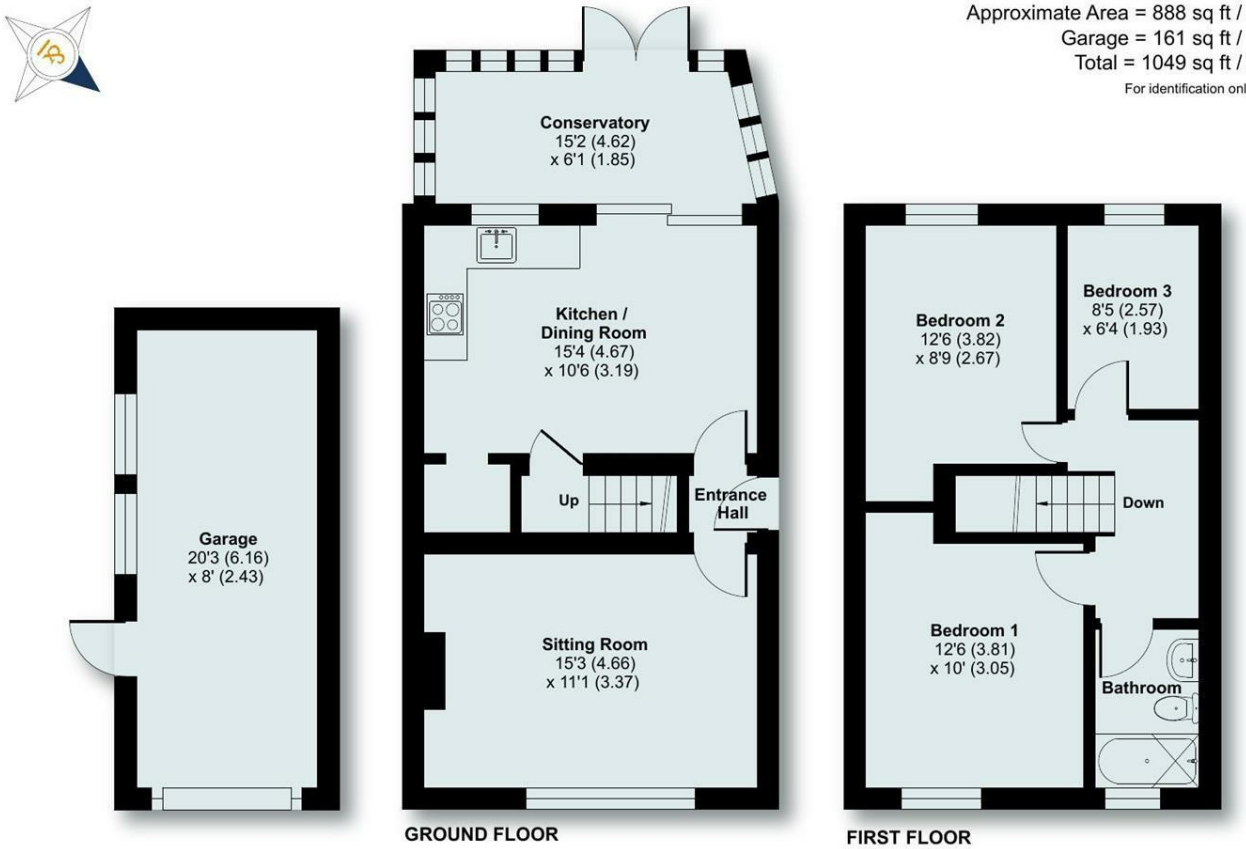
None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

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.

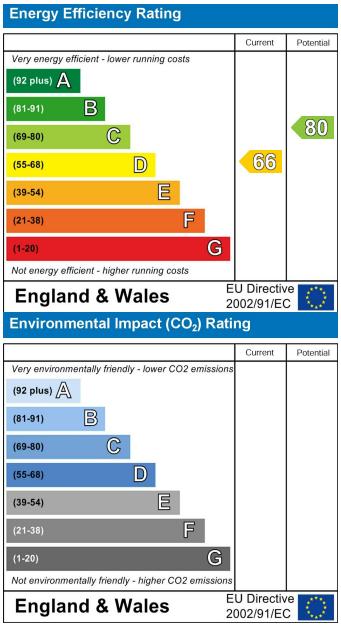
Meadow Rise, Tiffield, Towcester, NN12

Approximate Area = 888 sq ft / 82.4 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 1049 sq ft / 97.3 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: 1524529

HOWKINS & HARRISON



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