



Old Rose's Cottage, 28 High Street, Paulerspury, Northamptonshire, NN12 7NA

HOWKINS &
HARRISON

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Guide Price: £600,000

A charming character stone-built cottage with large garden and double garage, prominently situated on the High Street of the ever-popular village of Paulerspury. This extended property contains a wealth of original features and beams, and now comprises large entrance hall, family room, sitting room with inglenook fireplace, dining room, kitchen / breakfast room, utility, ground floor bathroom, three first-floor double bedrooms and a family bathroom. A driveway leads down the side of the property to a substantial double garage, and a lawned mature garden just under 0.2 acre.

Features

- Charming character cottage
- Stone under slate roof
- Over 1,800 sq ft accommodation
- Three reception rooms
- Kitchen / breakfast and utility
- Three double bedrooms
- Ground & first floor bathrooms
- Driveway & substantial double garage
- Large mature 0.2 acre plot
- Central village location
- EPC Rating: D



Location

The picturesque village of Paulerspury lies approximately 3 miles south of the market town of Towcester and 10 miles north of Milton Keynes along the A5 road. The village has a primary school with pre-school, recreation ground with play equipment, doctors' surgery, church, village hall and public house. A petrol station with Budgens mini-supermarket is situated at the junction of Grays Lane on the A5.

There is good access to the M1 motorway at junction 15a, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 55 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

The large entrance hall has the family room to the left, which could be a fourth bedroom, to the right is a spacious sitting room with inglenook fireplace. This opens to the dining room, kitchen / breakfast room, utility and ground floor bathroom.

First Floor

There are three double bedrooms and a family bathroom.





Outside

The property enjoys a lovely prominent position overlooking The Green to the front, the gravelled driveway to the side leads to a substantial detached garage offering scope for a variety of uses. The large, flat garden extends to close to 0.2 acre, it is mainly laid to lawn, with patio seating areas and mature shrubs.



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: 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.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



28 High Street, Paulerspury, Towcester, NN12

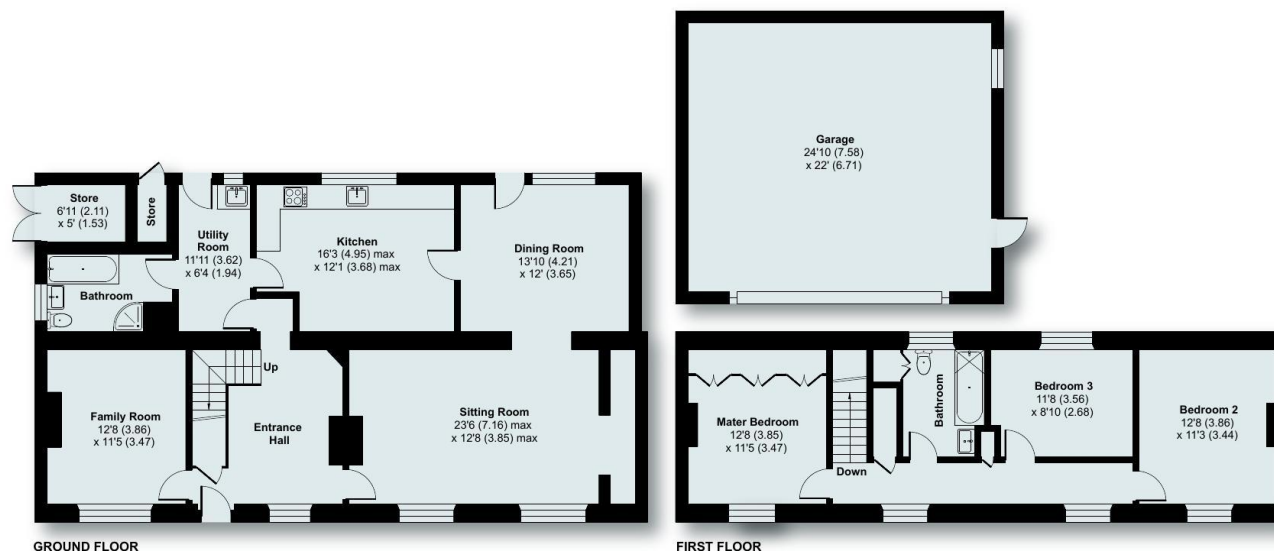
Approximate Area = 1805 sq ft / 167.6sq m

Garage = 547 sq ft / 50.8 sq m

Outbuilding = 41 sq ft / 3.8 sq m

Total = 2393 sq ft / 222.2 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: 1510916



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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.