



Highcroft House, 157 Watling Street West, Towcester,
Northamptonshire, NN12 6BX

HOWKINS &
HARRISON



Guide Price: £975,000

Highcroft House is an imposing Grade II Listed Georgian town house, with over 3,500 sq ft of spacious accommodation across four floors, plus a separate two-storey, three-bedroom annexe. The beautifully presented and character filled accommodation comprises a stunning kitchen/dining room, three reception rooms, utility/cloakroom, five generous en-suite bedrooms, study and storeroom. The annexe benefits from a well-appointed kitchen, sitting room, three double bedrooms and a shower room. Outside, Highcroft House further benefits from a thoughtfully landscaped south/westerly facing garden, with a private courtyard to the annexe, and plentiful driveway parking.

Features

- Imposing Grade II Listed town house
- Beautifully presented accommodation
- Town centre location
- Separate, three-bedroom annexe
- Stunning kitchen/dining room
- Three reception rooms
- Five generous en-suite bedrooms
- Landscaped rear garden
- Plentiful driveway parking
- EPC rating: Exempt - Grade II Listed



Location

Situated within walking 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

The property is entered via a welcoming central entrance hall, leading to two spacious reception rooms, one complete with a wood burning stove. The formal dining room connects to the stunning kitchen/dining room, recently refurbished by the current owners to a high specification, complete with integrated appliances, a central island, pantry cupboard and patio doors leading to the garden. Beyond the kitchen is a utility/cloakroom and rear hallway, with a doorway to the driveway.





First & Second Floor

Seven substantial bedrooms are located across the first and second floor, with the master bedroom enjoying a dressing area and four-piece en-suite bathroom, complete with a freestanding rolltop bath. The remainder of the bedrooms also benefit from en-suite facilities.

Third Floor

The third floor offers two further rooms, one currently utilised as a study, and the other a storeroom. A doorway leads to a flat roof, with impressive views over Towcester.



A truly beautiful and impressive Grade II Listed Georgian family home.









Self-Contained Annexe

A significant feature of the property is the self-contained annexe, which can be accessed via its own entrance, or from the rear hallway within the main house. The accommodation includes a kitchen, sitting room, three bedrooms, shower room, and a courtyard, making it ideal for dependent relatives or guest accommodation.

Local Authority - West Northamptonshire

Annexe: Band – C

Agents Note

Additional information about the property, including details of utility providers, is available on request.

Outside

Highcroft House is located within the very centre of Towcester, just a short walking distance from all amenities available. A gravelled driveway is accessed via Richmond Road, providing off-road parking for numerous vehicles.

The property enjoys a thoughtfully landscaped walled garden, providing a private setting. The garden is mostly laid to lawn, with two patio seating areas, one beneath a timber pergola, raised well stocked flowerbeds and a brick built outdoor kitchen.



Viewing

Strictly by prior appointment via the agents Howkins & Harrison on 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 and drainage services.

Tenure: Freehold

Local Authority: West Northamptonshire

Council Tax Band: F

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GRADE II LISTED

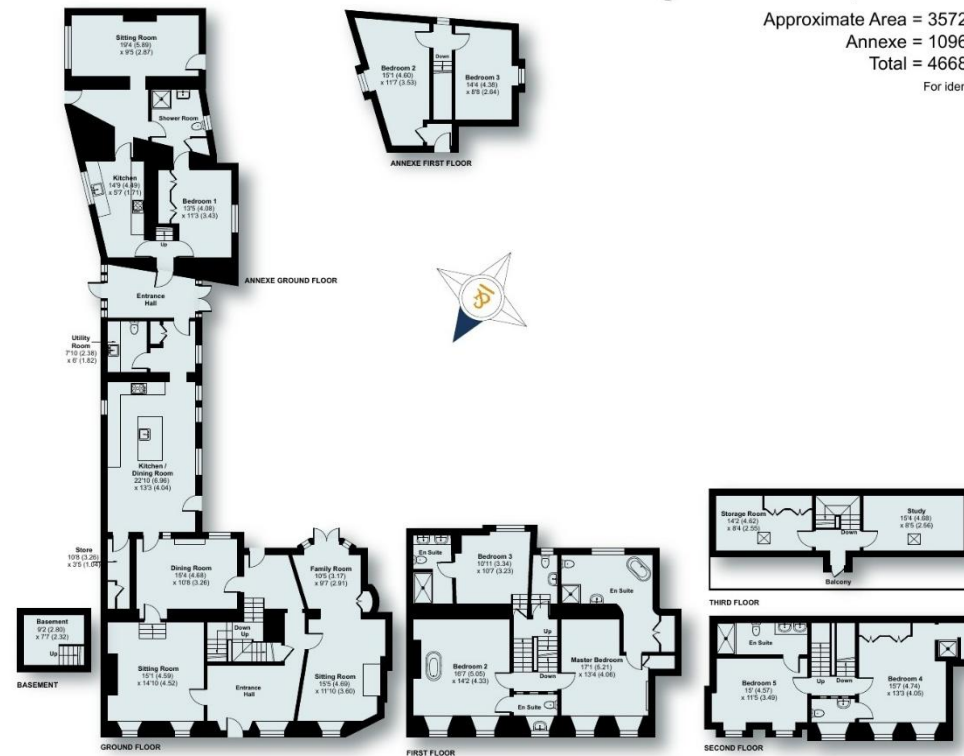
Watling Street West, Towcester, NN12

Approximate Area = 3572 sq ft / 331.8 sq m

Annexe = 1096 sq ft / 101.8 sq m

Total = 4668 sq ft / 433.5 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). © n1checom 2026. Produced for Howkins & Harrison. REF: 1481448

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