



Horseshoe Cottage, 17 Greenside, Wappenham, Northamptonshire, NN12 8SH

HOWKINS &  
HARRISON



# Horseshoe Cottage, 17 Greenside, Wappenham, Northamptonshire, NN12 8SH

Guide Price: £435,000

Horseshoe Cottage sits in the centre of the sought after village of Wappenham enjoying views across the village green towards the church. Full of character and charm, and presented in beautiful condition throughout, the accommodation briefly comprises a spacious sitting/dining room, recently refurbished kitchen, study/family room, three generous bedrooms and a family bathroom. Outside, the property further benefits from a private walled garden, a useful outbuilding and a gated carport.

## Features

- Village location
- Character cottage
- Three double bedrooms
- Family bathroom
- Sitting/dining room
- Study/family room
- Recently refurbished kitchen
- Private, walled garden
- Carport & outbuilding
- Energy rating E



## Location

The highly regarded village of Wappenham is located about 5 miles south-west of the market town of Towcester and about 15 miles south west of the county town of Northampton.

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 30 minutes and 50 minutes respectively.

Nearby primary schools are found in Syresham, Blakesley and Silverstone with Towcester having both primary and secondary schools.

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 porch, leading through to the spacious sitting/dining room, with original beams and large feature fireplace. A doorway leads to the study/family room, with patio doors leading to the rear garden. The kitchen has been recently refurbished, to include a range of fitted units and integrated appliances.

## First Floor

Off the landing, there are three spacious double bedrooms, and a family bathroom.











## Outside

A gated carport provides off-road parking and access to the beautifully maintained rear garden which is mostly laid to lawn with stocked flower beds and mature borders. There is a patio seating area, as well as a decked area and pergola. A gravel footpath leads to a garden shed and useful outbuilding currently used as a utility room but equipped for various uses. The walled garden is fully enclosed, offering a high degree of privacy.







## 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

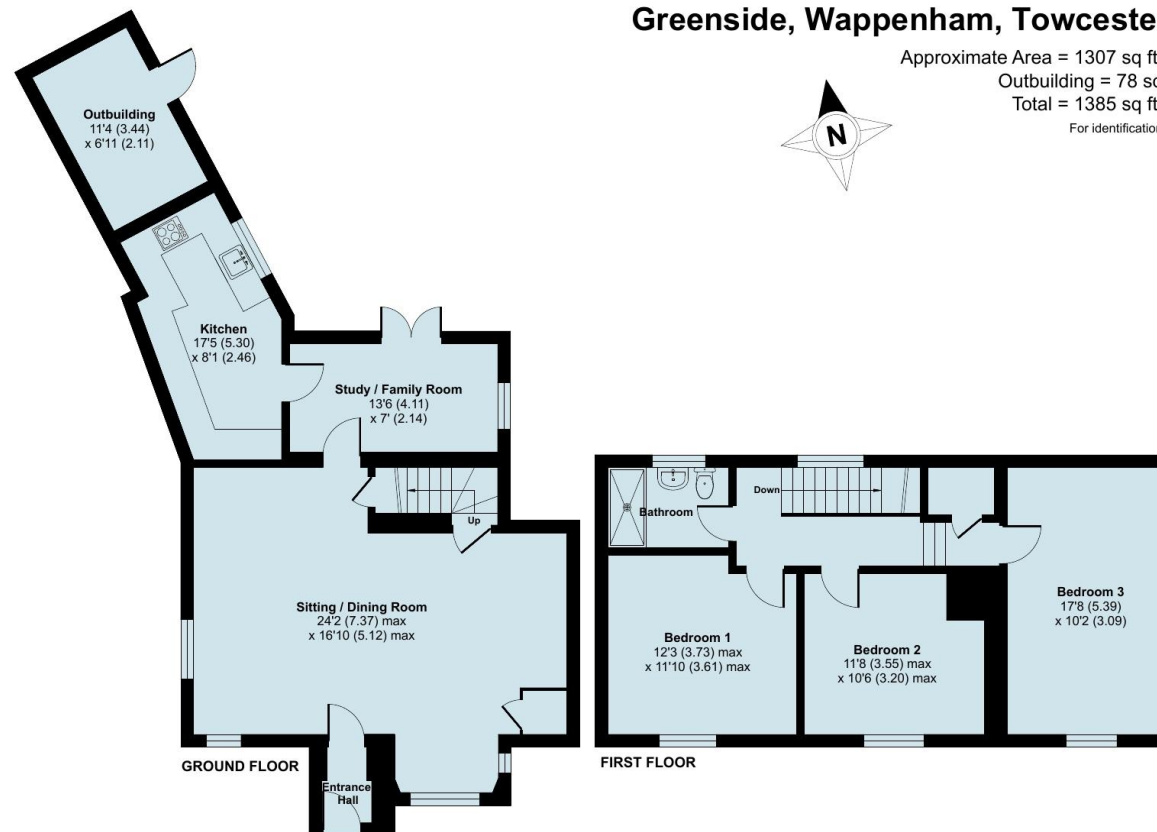
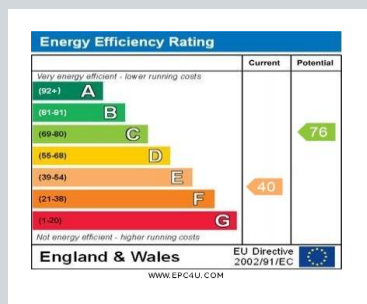
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy, and availability of mains services. Oil fed boiler.

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1296346

## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
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