



3 Duchess Gardens, Potterspury, Northamptonshire, NN12 7PF

HOWKINS &
HARRISON

3 Duchess Gardens,
Potterspur,
Northamptonshire,
NN12 7PF

Guide Price: £575,000

Constructed in 2004, this beautifully presented detached property stands in a prominent position in a cul-de-sac in the highly regarded village of Potterspur. The property is finished to a high standard and offers flexible family accommodation including four bedrooms, two of which are en-suite, kitchen/breakfast room, utility & cloakroom, sitting/dining room, south facing garden, garage and driveway parking.

Features

- Detached property
- Two en-suite bedrooms
- Two further bedrooms
- Family bathroom
- Sitting/dining room
- Kitchen
- Utility & cloakroom
- South facing garden
- Garage & driveway parking
- Energy rating C



Location

The village of Potterspury is just off the A5 approximately six miles south of the market town of Towcester and one mile north of the vibrant town of Stony Stratford. It has a thriving village shop/post office, two public houses and a sports and social club. The 'outstanding' highly rated John Hellins primary school is in the village. Secondary education is available in nearby Deanshanger.

The A5 offers easy access to Milton Keynes and train station with approximately 30 minutes travelling time to London Euston. There is good access to the M1 motorway at junction 15a and also to the M40.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

Entrance hall with solid oak flooring. The fitted kitchen/ breakfast room has bespoke shaker style units under oak work surfaces, to include an integrated dishwasher, Rangemaster cooker and an island breakfast bar. There is a separate utility room, cloakroom, a large sitting/dining room with an open fireplace and French doors to the garden.

First Floor

There are two en-suite bedrooms, two further bedrooms and a family bathroom.





Outside

The property stands in a quiet cul-de-sac. It is approached via a large block paved driveway with off road parking and garage access. A gate leads to the rear of the property which enjoys a southerly aspect and is enclosed on all sides. The garden is mostly laid to lawn with a patio area.



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

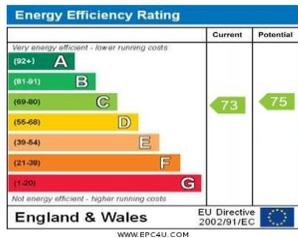
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



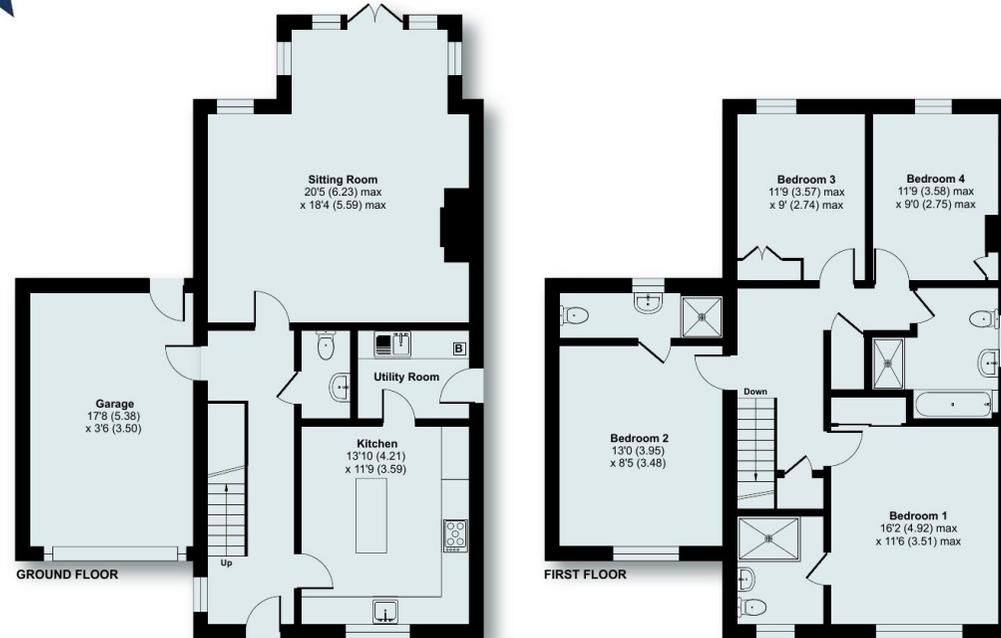
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Approximate Area = 1588 sq ft / 147.5 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1791 sq ft / 166.3 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: 1419074



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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.