



19 High Street, Greens Norton, Northamptonshire, NN12 8BA

HOWKINS &
HARRISON

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Northamptonshire, NN12 8BA

Guide Price: £375,000

This delightful Grade II listed stone cottage sits in the centre of the vibrant village of Greens Norton overlooking the village green. Full of character and charm, and retaining many original features, the cottage benefits from two bedrooms and a bathroom, sitting room with inglenook fireplace, and a kitchen/dining room in addition to a single garage, gardens, an outside store, and a home office, and is presented in a lovely condition throughout.

Features

- Grade II listed cottage
- Village Centre
- Two bedrooms
- Recently upgraded shower room
- Useful attic space
- Kitchen/dining room
- Sitting room
- Gardens
- Outbuilding/home office
- Single garage



Location

The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits from a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, the M40 and 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 Towcesterians 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 porch leading into the sitting room with an original inglenook fireplace complete with storage cupboards and a bread oven. The kitchen/dining room has range of bespoke units and includes an integrated microwave oven, and a range cooker.

First Floor

Off the spacious landing, there are two bedrooms, and a recently re-fitted shower room. Also, from the landing there is access to the attic which has power and lights fitted, and great potential subject to planning permission.

Outside

The property is approached by a footpath leading to the front porch, and on to the garden which wraps around the side of the cottage.

To the rear of the property, the garden is mostly laid to lawn with a covered terrace area ideal for entertaining. A footpath leads to two outbuildings, one of which is currently used as a home office, the other for storage, and a further path gives access to the garage.

Agents Note

Additional information about the property, including details of utility providers, is available upon 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 – C

**HOWKINS &
HARRISON**

GRADE II LISTED



Denotes restricted
head height

High Street, Greens Norton, Towcester, NN12

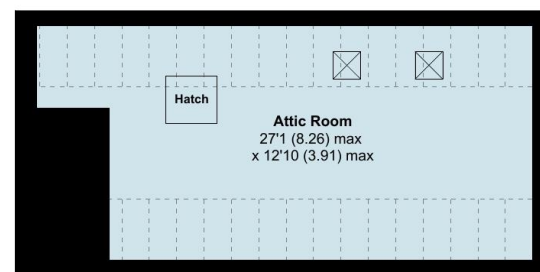
Approximate Area = 904 sq ft / 83.9 sq m

Limited Use Area(s) = 169 sq ft / 15.7 sq m

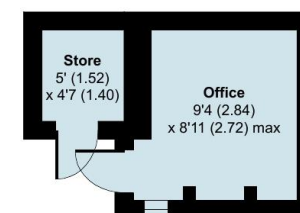
Outbuilding = 109 sq ft / 10.1 sq m

Total = 1182 sq ft / 109.8 sq m

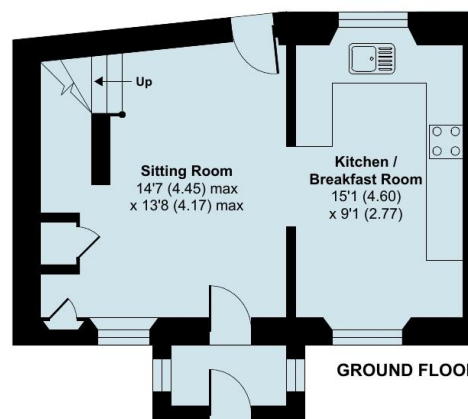
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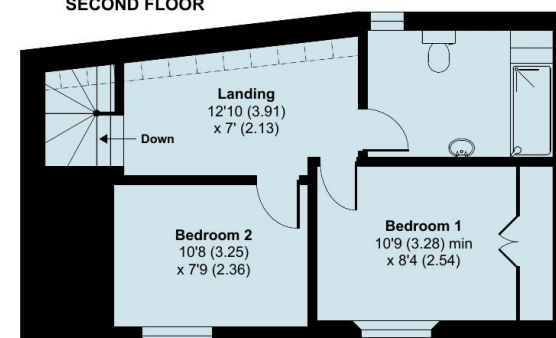
SECOND FLOOR



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1312909

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