



The Stables, 22 Sharpe Street, Towcester, Northamptonshire, NN12 6FB

HOWKINS &  
HARRISON

**The Stables, 22 Sharpe Street,  
Towcester, NN12 6FB**

**Guide Price: £1,150,000**

A truly stunning and deceptively spacious single storey dwelling, situated on the exclusive and sought after Wood Burcote development, enjoying parkland setting, yet close to the centre of the market town of Towcester. Completed to a very high specification, and beautifully presented throughout, the bespoke accommodation extends to approximately 2,359 sq ft, to include a superb kitchen/dining/living room, sitting room, utility and cloakroom, four bedrooms and two bathrooms, plus a games room. Outside, the property further benefits from an enclosed, south-westerly facing garden, including a private courtyard area off the master bedroom, and ample driveway parking.

### Features

- Stunning, detached single storey dwelling
- Completed to a high specification throughout
- Four generous bedrooms
- Superb kitchen/dining/living room
- Spacious sitting room
- Utility and cloakroom
- Games room
- Ample driveway parking
- South-westerly facing garden
- Energy Rating-B



## 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.



## Accommodation

Entrance hall, with floor-to-ceiling storage cupboards, and access to the cloakroom and utility area behind solid oak pocket doors. The open-plan kitchen/dining/living room is beautifully presented, with a central island and Neff appliances, including a full height fridge and freezer, dishwasher, wine fridge, coffee machine, ovens, induction hob and Quooker tap. Off the kitchen, is a separate sitting room, with a multi-fuel stove. The kitchen area and the sitting room both benefit from vaulted ceilings and bi-fold doors, leading to the patio and garden beyond.

From the inner hallway, is the stunning master bedroom, which also boasts vaulted ceilings, as well as a four-piece en-suite bathroom and fitted wardrobes. Bi-fold doors lead to a private courtyard, with a large patio seating area. There are two additional double bedrooms that share a Jack & Jill shower room, and the fourth bedroom is currently utilised as a study.





## Outside

The property is situated within a parkland setting, approached by a block paved driveway providing off-road parking for numerous vehicles, with wiring in place for an EV charging point. The double garage has been transformed into a games room, offering a brilliant additional living space, with potential for various uses. A footpath leads to the front door and a courtesy gate leads to the landscaped garden, which is mostly laid to lawn with a large patio seating area. Enjoying a south-westerly aspect, the garden is enclosed on all sides, with mature shrubs and trees.



## 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

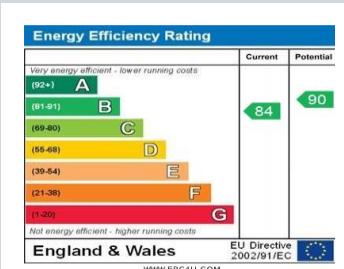
The following services are connected to this property: Electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel: 0300-1267000.

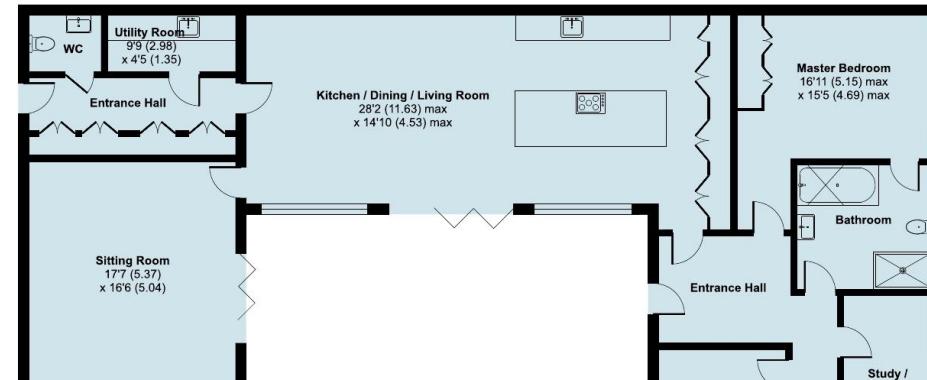
## Council Tax Band - F



## Howkins & Harrison

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GROUND FLOOR

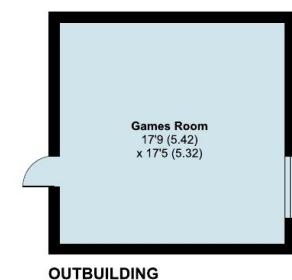
## Sharpe Street, Towcester, NN12

Approximate Area = 2049 sq ft / 190.3 sq m

Outbuilding = 310 sq ft / 28.7 sq m

Total = 2359 sq ft / 219 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Howkins & Harrison. REF: 1344216.

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.



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