



45 Calvert Road, Greens Norton, Northamptonshire, NN12 8DD

HOWKINS &  
HARRISON

45 Calvert Road,  
Greens Norton,  
Northamptonshire,  
NN12 8DD

Guide Price: £625,000

A substantial, detached, six bedroom family home, effectively located in a cul-de-sac on the edge of this highly desirable village, with views to the rear over farmland. The generous, flexible, extended accommodation now comprises sitting room, conservatory, study, games room, kitchen / dining room, family room, master bedroom with en-suite, five further bedrooms and family bathroom. There is extensive driveway parking for numerous vehicles, a large attached shed, and a long, lawned garden backing onto farmland.

### Features

- Substantial detached family home
- Six bedrooms
- Two bathrooms
- Sitting room plus conservatory
- Kitchen / Dining room plus family room
- Games room and study
- Extensive driveway parking & garage
- Long garden with fields beyond
- Further scope to remodel
- Cul-de-sac location
- EPC Rating: D



## 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 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 entrance hall has a cloakroom off and leads through to the dual aspect sitting room with conservatory beyond. The kitchen / dining room opens into the family room and garden beyond. In addition, there is a study and a games room providing total flexibility of space. There is also a door into the integral garage.

## First Floor

The landing provides access to the six bedrooms, with the master boasting an en-suite, and a family bathroom.





## Outside

There is an extensive gravelled driveway providing off-road parking for numerous cars and access to the single integral garage. To the right hand side is a substantial attached shed, this could easily provide hardstanding for a variety of uses. The rear garden is long, with a patio area, lawn, and an open aspect over farmland to the rear.

## 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

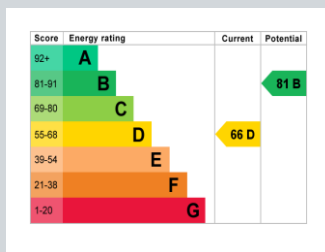
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



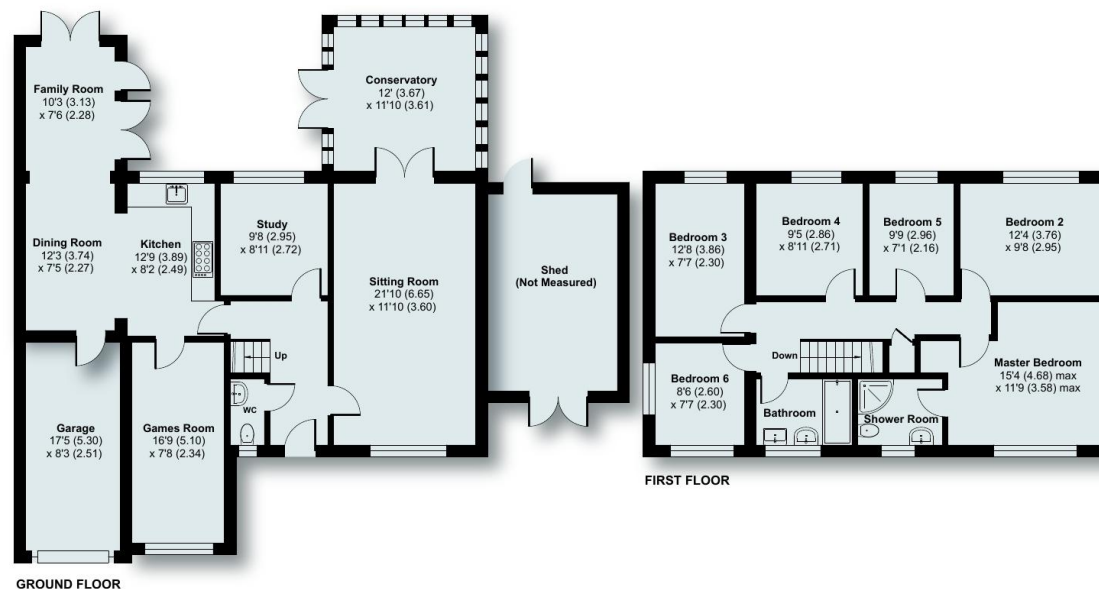
## Calvert Road, Greens Norton, Towcester, NN12

Approximate Area = 1851 sq ft / 171.9 sq m (exclude shed)

Garage = 137 sq ft / 12.7 sq m

Total = 1988 sq ft / 184.6 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: 1434642



## 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  
 Twitter HowkinsLLP  
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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.