

Meadow Cottage, 14 School Lane, Adstone, Northamptonshire, NN12 8DU

HOWKINS & HARRISON

Meadow Cottage,
14 School Lane,
Adstone,
Northamptonshire, NN12 8DU

Guide Price: £650,000

An exciting opportunity to acquire this charming character cottage, situated within the highly desirable and quaint village of Adstone. The accommodation presents great opportunity to extend and improve, currently comprising a kitchen, dining room, spacious sitting room, cloakroom, storeroom, with three bedrooms and a shower room. The cottage sits on a mature, sizeable plot, and further benefits from full planning permission for a three bedroom detached dwelling extending to 1,184 sq ft, under reference number S/2020/0103/FUL.

Features

- Detached character cottage
- Great potential to extend and improve
- Full planning granted for an additional dwelling
- Three bedrooms and shower room
- Kitchen & dining room
- Spacious sitting room
- Large mature gardens
- Driveway parking
- Quaint village location
- EPC rating: F

HOWKINS & HARRISON

Meadow Cottage, 14 School Lane,
Adstone, Northamptonshire, NN12 8DU

Land App







Adstone is a hamlet close to the village of Blakesley. It lies in the heart of rolling Northamptonshire countryside midway between Banbury and Towcester. Nearby Blakesley benefits from a pre-school, primary school (Outstanding Ofsted), post office and village shop, 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 Adstone to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester. There is good access to the A5, A43, M1 and the M40 and London, Birmingham, Oxford, Northampton are all within commuting distance. Train services to London Euston are available from Milton Keynes (approximately 35 minutes) and Northampton (approximately 1 hour).

Sporting activities in the area include golf nearby at Silverstone, Cherwell Edge, Whittlebury Hall & Woburn, fishing at Boddington Reservoir, 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

A doorway leads directly into the dining room, with the kitchen and storeroom to one side, and the spacious sitting room on the other. To the rear, the inner hall has a cloakroom off and stairs rising to the first floor.

First Floor

Off the landing are three bedrooms, sharing a shower room.











Outside

The cottage occupies a large plot, which is mostly laid to lawn with mature trees and shrubs, with a gravel driveway offering ample off-road parking.
Full planning permission has been granted for an additional three bedroom detached dwelling adjacent to Meadow Cottage, under reference S/2020/0103/FUL.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.

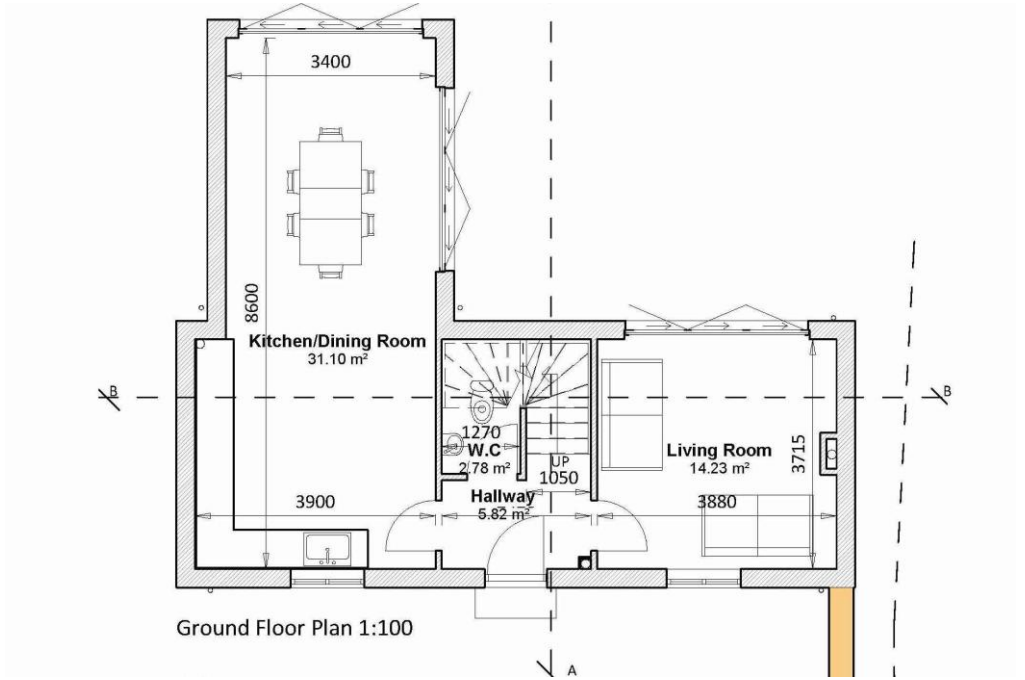




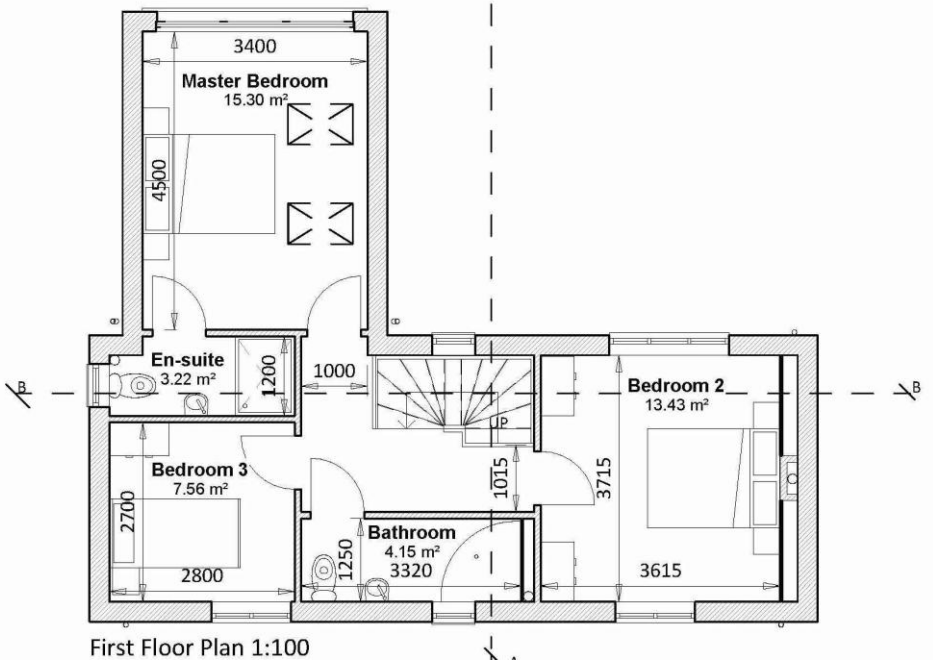








Ground Floor Plan 1:100



First Floor Plan 1:100

Viewing Arrangements
Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

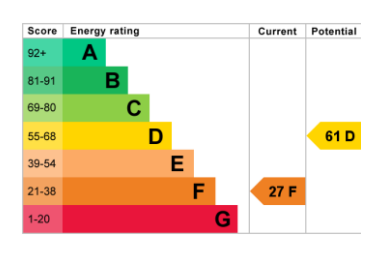
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

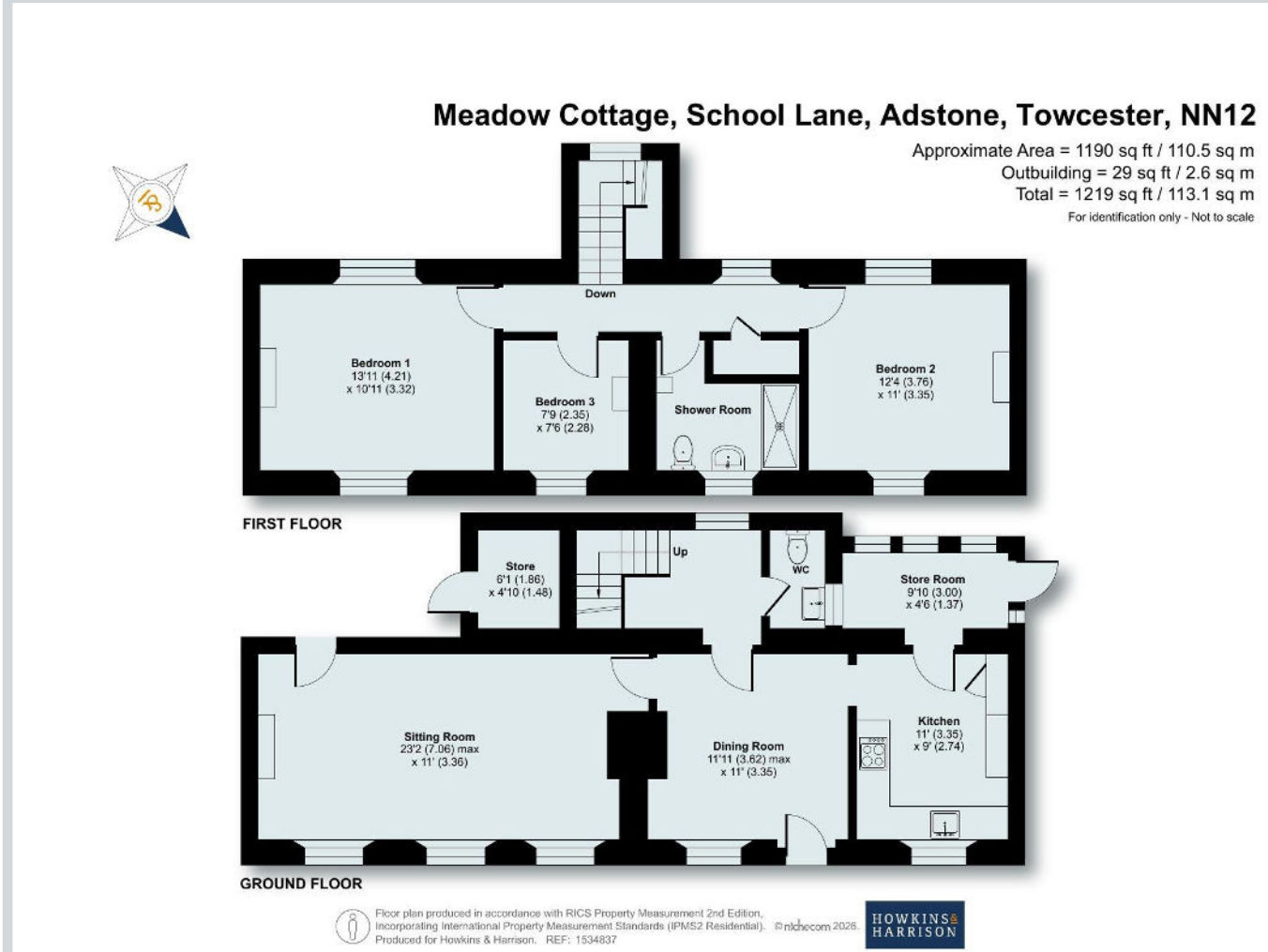
Services
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and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

Tenure: Freehold

Local Authority
West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F





Howkins & Harrison
98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone	01327 353575
Email	property@howkinsandharrison.co.uk
Web	howkinsandharrison.co.uk
Facebook	HowkinsandHarrison
Twitter	HowkinsLLP
Instagram	HowkinsLLP

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.

the londonoffice.co.uk
rightmove find your happy
RICS

This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.