



8 Drayson Way, Towcester, Northamptonshire, NN12 6LL

HOWKINS &
HARRISON

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Towcester,
Northamptonshire,
NN12 6LL

Guide Price: £565,000

A beautifully presented four-bedroom, stone built, detached property of approximately 1384 sq ft, is well located in a prominent position overlooking the green, within the peaceful woodland setting of Wood Burcote. Conveniently situated for access to the many amenities in Towcester and presented in beautiful condition throughout, this family home benefits from two reception rooms, an enclosed garden with a bespoke pergola, single garage, EV charging point and driveway parking.

Features

- Detached stone built property- approx. 1384sq ft
- Master bedroom en-suite
- Three further bedrooms and family bathroom
- Double aspect sitting room
- Separate family room / home office
- Spacious kitchen/dining room
- Cloakroom & utility
- Enclosed garden with bespoke pergola
- Single garage & driveway parking
- 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 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

Entrance hall, double aspect sitting room with patio doors leading to the garden, family room, cloakroom, spacious kitchen/breakfast room with a range of fitted units and integrated appliances including a dishwasher, fridge/freezer, double oven and induction hob and with patio doors leading out to the garden. The kitchen also benefits from a utility cupboard with plumbing for a washing machine..

First Floor

Master bedroom with en-suite, three further bedrooms and a family bathroom.





Outside

The property sits opposite the green, within the peaceful setting of Wood Burcote. The property is approached by a driveway with an EV charging point and leading to the garage. There is tandem parking in front of the garage, and a courtesy gate to the rear garden.

To the rear of the property, the low maintenance landscaped garden is enclosed on all sides with patio areas and artificial lawn. The property also benefits from a bespoke pergola that boasts a retractable roof and sides, perfect for entertaining in all weathers.

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

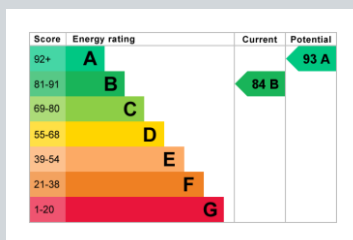
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



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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.



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