



9 Uttoxeter Way, Towcester, Northamptonshire, NN12 6UR

HOWKINS &
HARRISON

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Northamptonshire, NN12 6UR

Guide Price: £475,000

Constructed in 2022 by Persimmon Homes to their popular 'Blakesley' design, this three-storey detached home occupies a prominent position within the Towcester racecourse development. The spacious and flexible accommodation includes a kitchen/dining room, utility and cloakroom, sitting room, en-suite master bedroom, three further bedrooms sharing a family bathroom and cloakroom. Outside, the property further benefits from views over the park, a generous south facing rear garden, single garage and ample driveway parking.

Features

- Constructed in 2022
- Persimmon 'Blakesley' design
- Master bedroom en-suite
- Three further double bedrooms
- Kitchen/dining room
- Utility & cloakroom
- Sitting room
- South facing rear garden
- Garage & driveway parking
- EPC rating: B



Location

Situated within a good 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, sitting room complete with French doors leading to the patio and garden beyond, spacious kitchen/dining room with a range of fitted units and integrated appliances, plus a utility room and cloakroom.

First Floor

The first floor offers a master bedroom which benefits from an en-suite and dressing area, as well as a further double bedroom, and a family bathroom.

Second Floor

The second floor provides two further double bedrooms sharing a cloakroom.





Outside

The property is approached via a no through road shared by three properties. The driveway is adjacent to the property, providing ample off-road parking and access to a single garage. The rear garden enjoys a southerly aspect and has been thoughtfully landscaped, mostly laid to lawn with well stocked borders and a generous patio seating area.

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.

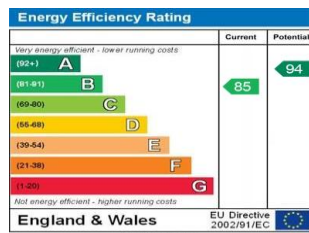
Services

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



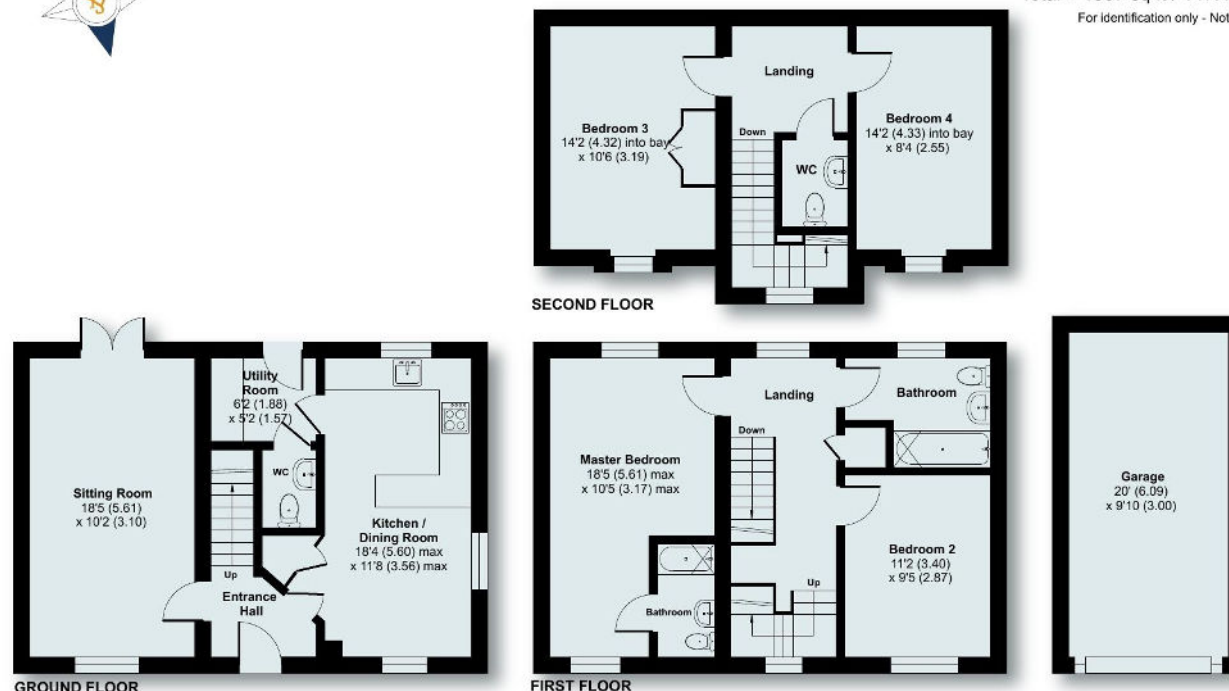
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Approximate Area = 1390 sq ft / 129.1 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1587 sq ft / 147.4 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). © nchocom 2026. Produced for Howkins & Harrison. REF: 1487443



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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.