



The Barn, Wood Burcote Towcester, Northamptonshire, NN12 6JR

HOWKINS &
HARRISON

The Barn, Wood Burcote Towcester, Northamptonshire, NN12 6JR

Guide Price: £575,000

A pretty, detached, period property boasting four bedrooms and two bathrooms. The property enjoys a no-through road position, with off road parking and a generous garden. The character accommodation extends to entrance hall, utility room, kitchen, sitting / dining room, study / bedroom four, shower room, three first floor bedrooms and family bathroom. There is off-road parking to both sides of the property and a generous enclosed rear garden.

Features

- Detached period home
- Four bedrooms
- Bathroom plus shower room
- Sitting / Dining Room
- Kitchen and utility room
- Off-road parking to both sides
- Generous enclosed rear garden
- Useful storage barn
- No through road location
- EPC Rating: D



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 Towcesters 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 opens into a utility room, and kitchen, beyond which is the large sitting / dining room with double doors opening into the garden. There is a generous study, or ground floor bedroom with an en-suite shower room.

First Floor

There are three double bedrooms plus a family bathroom.





Outside

There is off road parking for several vehicles to the front on both sides of the property, plus a useful attached storage barn. Side access leads to the generous enclosed rear garden.

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

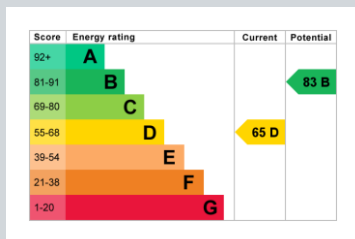
The following services are connected to this property: gas, electricity, water and drainage. Electric Boiler. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location,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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



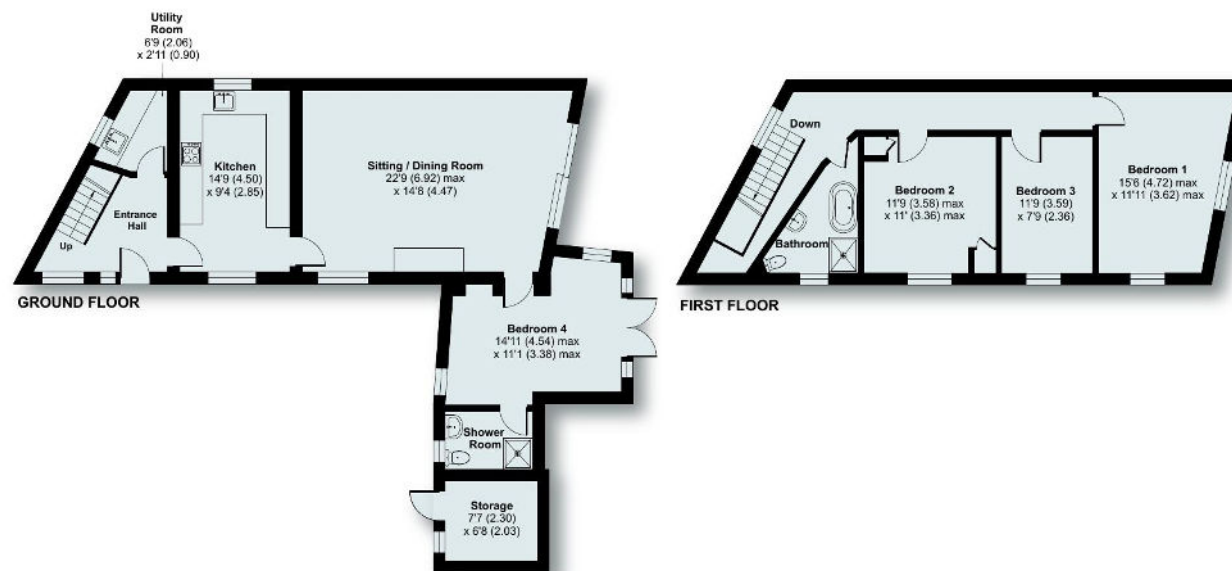
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Approximate Area = 1400 sq ft / 130 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 1451 sq ft / 134.7 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). © n/dhcom 2026. Produced for Howkins & Harrison. REF: 1495143

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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.