



4 Towcester Road, Silverstone, Towcester, Northamptonshire,
NN12 8UB

£600,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Mason's Residential are thrilled to be able to offer to the market this charming, spacious, characterful three bedroomed detached cottage, privately set back in a tree lined setting with refitted kitchen, annex potential, two further rooms perfect for bedrooms or extra living space and served by a generous garage set in the charming village of Silverstone.

Silverstone is a delightful village nestled in the picturesque countryside of Northamptonshire. It is best known for its world-renowned Silverstone Circuit, which is home to the British Grand Prix. It has good road connections to the M40, A5 and M1 and is a short drive from both Northampton and Wolverton train stations.

Silverstone has a strong sense of community at its heart, fostering a family-friendly environment with a rich history. The village is surrounded by beautiful countryside and woodland with a local friendly pub, convenience shop, doctor's surgery, sports club and has good bus connections to the bustling market towns of Towcester and Brackley with their well-stocked high streets. It also offers welcoming community focused clubs such as a Brownies, WI, a gardening club and coffee and cake gatherings.

The cottage warmly named "Bunnies Lodge" after the original builder comprises; entrance hall/fully tiled storm porch, lounge with wood burning stove and French doors leading out to the secluded courtyard, fully refitted kitchen/breakfast room with underfloor heating with built in appliances and bi-fold doors leading out to the enclosed fully paved patio Mediterranean feel courtyard, for extra dining and social space. This leads to a larger than average utility room with doors leading to the front and rear of the home. From the utility this flows onto the dining room with French doors leading to the courtyard, fully tiled double shower room and a further room to the front of the property that is perfect for an office, further lounge or bedroom. This property comes with so many options for the downstairs space in the far wing.

Upstairs you will find off the landing three double bedrooms served by an immaculate family bathroom with bath and claw bathtub and white bathroom suite.

Outside you will access the cottage by double gates onto the fully gravelled driveway providing ample parking and leading to the generous fully electric 30ft garage with electric roller shutter door. You'll further find a large woodstore and garden shed that leads to an enclosed mature laurel hedge bordered lawn and footpath that leads to further lawn areas, also providing access to the front door and utility room door.

FEATURES

- VILLAGE LOCATION
- THREE/FIVE BEDROOMS

- ANNEX POTENTIAL
- NO CHAIN



ROOM DESCRIPTIONS

ENTRANCE PORCH

SITTING ROOM

13' 1" x 22' 5" (3.99m x 6.83m)

KITCHEN BREAKFAST ROOM

9' 10" x 15' 5" (3.00m x 4.70m)

UTILITY ROOM

13' 6" x 15' 11" (4.11m x 4.85m)

FAMILY ROOM / BEDROOM

8' 11" x 12' 4" (2.72m x 3.76m)

SHOWER ROOM

STUDY / BEDROOM

8' 9" x 13' 7" (2.67m x 4.14m)

FIRST FLOOR

BEDROOM ONE

13' 0" x 10' 1" (3.96m x 3.07m)

BEDROOM TWO

11' 10" x 10' 4" (3.61m x 3.15m)

BEDROOM THREE

11' 1" x 9' 10" (3.38m x 3.00m)

MAIN BATHROOM

FRONT AND REAR GARDENS WITH PARKING FOR 8 CARS

DOUBLE LENGTH GARAGE

8' 11" x 31' 10" (2.72m x 9.70m)

PLEASE NOTE

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts.

Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor. These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Gated.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (41)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

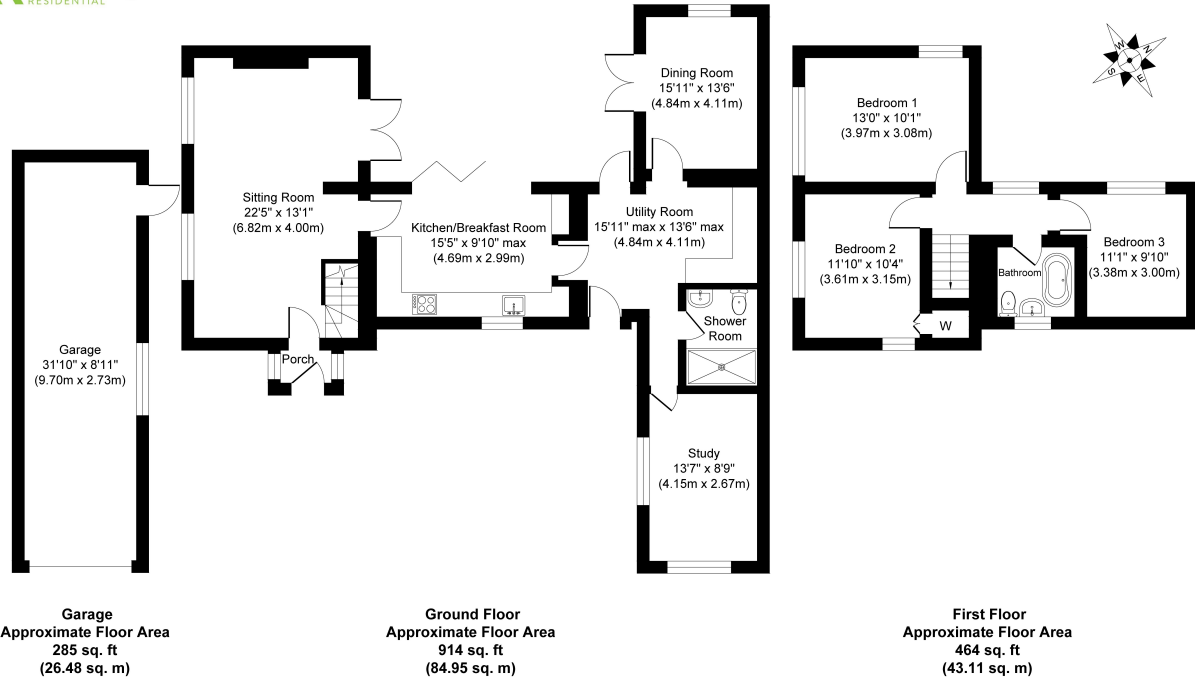
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

