



2 Main Street, Upper Stowe, Northamptonshire, NN7 4SH

HOWKINS &  
HARRISON



2 Main Street. Upper Stowe,  
Northamptonshire, NN7 4SH

Guide Price: £450,000

A charming stone and slate tiled cottage located on the fringe of this peaceful and picturesque village. The cottage dates back to the 1800's and boasts superb rolling countryside views to the rear. Offered with no upward chain the accommodation comprises hallway, sitting room with wood burner as does the open plan kitchen/dining/family room which has a light and airy feel and enjoys the rear aspect views. There is a utility room and cloakroom. To the first floor three bedrooms and the family bathroom. The front has a driveway allowing for off road parking and the good sized rear garden is mainly laid to lawn.





## Location

Upper Stowe is well situated being approximately one mile from the A5 Watling Street which connects easily to the M1, A14, A43 and M40. It is situated just five miles north 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. Train stations at Milton Keynes and Northampton offer services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, 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

Entrance is via a solid oak door into the hall. Original quarry tiled floor and stairs lead to the first floor. An original panelled door provides access to the sitting room. A cosy room overlooking the front with a exposed brick fireplace housing a cast iron wood burner. Original panelled door to the open plan kitchen/dining/family room. Stunning countryside views from here with two sets of French doors a window a Velux window giving a generous amount of light. Exposed brick fireplace housing a cast iron wood burner ample space for dining and comfy furniture. The kitchen area hosts a range of cream cabinets and drawers. One and half stainless steel sink and drainer, built in oven, electric hob and extractor canopy over. Integrated dishwasher and fridge/freezer. Access from here into the utility room which has fitted base unit, sink and plumbing for the washing machine. A built-in cupboard has the electric boiler and meter and a further cupboard houses the Megaflo tank. Original panelled door to the W.C. which is two-piece suite.













## First Floor

To the first floor, access to the loft space and original panelled doors provide access to the three bedrooms and family bathroom. All the bedrooms have exposed wood floorboards and bedroom two enjoys the rolling countryside views. The bathroom is a white three-piece suite which includes a panelled bath with a shower over, W.C. and pedestal wash hand basin.

## Outside

A gravel driveway provides off road parking for the cottage. To the side a pedestrian picket gate and a timber shed. The rear garden is a generous size and has fabulous views over the rolling countryside. The garden is mainly laid to lawn with a paved terrace adjacent to the cottage.

## Agents Note

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

The cottage dates back to the 1800's and boasts superb rolling countryside views to the rear. Offered with no upward chain.  
Viewing is highly recommended.









## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01327-316880.

## 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.

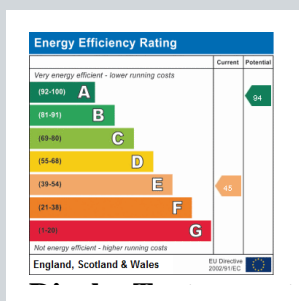
## Services

None of the 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 water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council [Tel:0300-126700](tel:0300-126700)

## Council Tax -B



## Howkins & Harrison

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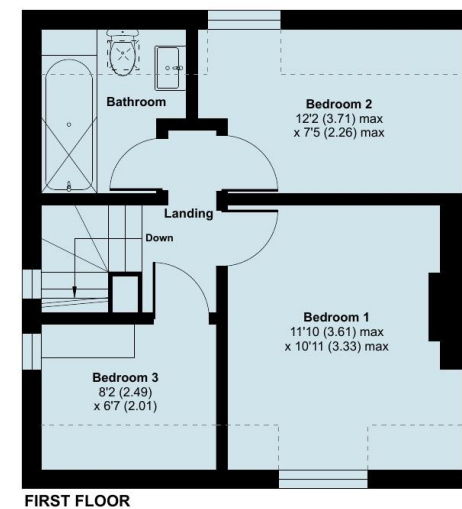
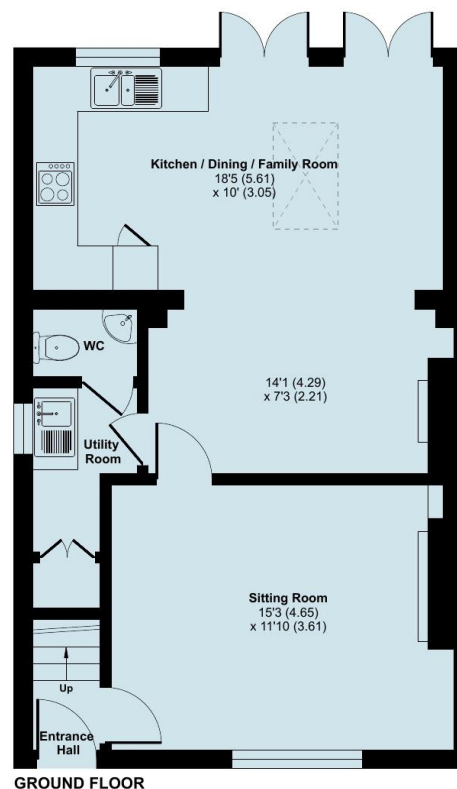
## Main Street, Upper Stowe, Northampton, NN7

Approximate Area = 879 sq ft / 81.6 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Total = 939 sq ft / 87.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1119140

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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