



- ❖ Substantial detached Home
- ❖ With Five Bedrooms & Bathroom
- ❖ Master & Guest Bedroom En-Suites
- ❖ Stunning Kitchen/Breakfast Room
- ❖ Dining Room, Study, Re-Fitted Cloaks
- ❖ UPVC double Glazing Throughout
- ❖ Parking for 5/6 Cars to the Front
- ❖ Double Garage, Lawned Rear Garden
- ❖ EPC Energy Rating: C

**Whittlebury Road, Silverstone**

**£560,000 Freehold**



## 23a Whittlebury Road, Silverstone, Towcester, NN12 8UN

A substantial five bedroom detached family home located off a private driveway, close to the centre of this sought after village. With three reception rooms, a superbly re-fitted kitchen/breakfast room and both master and guest bedroom en-suites, viewing is recommended to appreciate the quality of finish and space available. The living room features a mock inglenook with cast iron log burner, with additional accommodation including a hallway, re-fitted cloakroom, integral double garage and family bathroom. To the front is parking for 5/6 cars and the lawned rear garden is enclosed, with a full width patio and log store to the side.

**LOCATION:** The sought after village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery, along with many community based groups such as football, Brownies, WI, and gardening clubs. There is good access to the main arterial roads of the A43, A5, M1 and M40 with main line train services from Milton Keynes, Northampton and Banbury and journey times from Milton Keynes to London Euston of approximately 30 minutes. Sporting activities in the area include golf at Whittlebury Hall, Silverstone and Farthingstone, water sports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and motor racing at Silverstone circuit.

<http://silverstonevillage.org>



**HALLWAY:** Entered through a composite door with a double glazed stained glass window, the hallway has engineered bamboo floorboards, a dog leg staircase to the first floor landing, a radiator, plaster ceiling cornices, the alarm control panel and recessed spotlights.





**LIVING ROOM: 18' 1" x 11' 2" (5.51m x 3.4m)** Featuring a brick inglenook fireplace with an exposed bressumer beam, a raised stone hearth and a cast iron log burning stove. This room has a range of bespoke fitted cupboards and shelving, providing space for a flat screen TV, ornament shelving, a radiator cover and speaker cupboards. There is a UPVC double glazed window to the rear elevation, plaster ceiling cornices, recessed spotlights, engineered bamboo floorboards and a further radiator. A wide square arch leads to:





**DINING ROOM: 10' 1" x 9' 5" (3.07m x 2.87m)**

With engineered bamboo floorboards, this room has plaster ceiling cornices and UPVC double glazed French doors with side windows leading to the rear garden. Multi-paned double leaf doors lead to the hallway.

**STUDY: 10' 10" x 7' 7" (3.3m x 2.31m)** Fitted in a range of bespoke office furniture providing wall-to-wall work space, and a range of cupboards, drawers and fitted shelving. There is a UPVC double glazed window to the front elevation, engineered bamboo floorboards, plaster ceiling cornices and a radiator.





**KITCHEN/BREAKFAST ROOM: 13' 8" x 11' 6" (4.17m x 3.51m)** Re-fitted in a range of high gloss base and eye level cabinets with granite work surfaces and upstands, incorporating a stainless steel one and a quarter bowl sink unit with a mixer tap over and cupboards below. Adjacent is a six burner stainless steel gas hob with a chimney hood over and cupboards and drawers beneath. Opposite is an AEG eye level double oven, a retractable pantry cupboard, an eye level microwave and a Samsung American style fridge/freezer to the side. The floor is tiled in black high gloss granite tiles with a silver fleck and there are plaster ceiling cornices, recessed spotlights, a UPVC double glazed window overlooking the rear garden a radiator and a UPVC double glazed door to the side.





**UTILITY ROOM: 6' 8" x 4' 8" (2.03m x 1.42m)** With high gloss base and eye level cabinets, a single drainer stainless steel sink unit and plumbing for a washing machine. A wall mounted Worcester gas fired boiler serves the heating and hot water and there is a UPVC double glazed window to the front elevation and black high gloss granite floor tiles, with a silver fleck.

**CLOAKROOM:** Re-fitted in a contemporary white suite of a low level WC and trough wash hand basin with a granite vanity shelf to the side and a cupboard below. There is a ceramic tiled floor, an extractor fan, plaster ceiling cornices and a mosaic tiled splash surround.

**LANDING:** 'L' shaped, the landing and an access hatch to the part boarded loft via a retractable ladder, plaster ceiling cornices, recessed spotlights and the airing cupboard with a Megaflow mains pressure hot water cylinder with slatted storage shelving.





**BEDROOM ONE: 12' 4 " x 11' 2" (3.76m x 3.4m)** (including wardrobes) Fitted in a range of Sharps bedroom furniture, with five wardrobes, a vanity area with shelves over and drawers below, corner shelving, a further range of drawers and linen store and valise cupboards over the head of the bed. There is a UPVC double glazed window to the rear elevation, plaster ceiling cornices, a radiator, two wall lights and a door to



**EN-SUITE: 7' 9" x 5' 6" (2.36m x 1.68m)** Fitted in a white suite of a 1.7m shower enclosure with both rainfall and hand held showers, a pedestal wash hand basin and low level WC. The walls are fully tiled in decorative ceramics and there is an extractor fan, plaster ceiling cornices, a marble tiled floor and a chrome ladder radiator.



**GUEST BEDROOM: 10' 6" x 10' 5" (3.2m x 3.18m)** Providing two built in double wardrobes, this room has a UPVC double glazed window to the front elevation, a radiator, plaster ceiling cornices and a door to:

**EN-SUITE: 8' 1" x 3' 11" (2.46m x 1.19m)** Fitted in a white suite of a double width tiled shower cubicle with a rainfall shower, a pedestal wash hand basin and low level WC. There is a chrome ladder radiator, fully tiled walls and floor in decorative ceramics, a shaver point, and recessed spotlights.





**BEDROOM THREE: 16' 1" x 13' 11" (4.9m x 4.24m)** With two UPVC dormer windows to the front elevation, a single radiator, plaster ceiling cornices and a built-in wardrobe.

**BEDROOM FOUR:** With a UPVC double glazed window to the front elevation, a single radiator and plaster ceiling cornices.

**BEDROOM FIVE: 8' 10" x 7' 11" (2.69m x 2.41m)** With a UPVC double glazed window to the front elevation and a single radiator.

**BATHROOM: 8' 7" x 7' 5" (2.62m x 2.26m)** Fitted in a white suite of a panelled bath with a mixer tap shower, a pedestal wash hand basin and low level WC. Heating is from a single radiator and there is a marble tiled floor, a shaver point, plaster ceiling cornices, recessed spotlights and a UPVC double glazed window to the rear elevation.





**OUTSIDE FRONT:** The property is approached at the front via a private driveway leading to the gravelled driveway providing parking for 5-6 cars, leading to the double integral garage. A pathway leads to the open porch at the front and a gated side access.



**REAR GARDEN:** Measuring over 50ft in width the garden is on two levels, with a shaped York stone patio immediately to the rear with a raised lawn, bounded by hit and miss timber fencing and railway sleepers, with flower and shrub borders. There is an outside tap, waterproof power points, a floodlight and a pathway to the side leading to a storage area and a log store.



NOTES:



Approximate net internal area: 1548.62 ft<sup>2</sup> (1822.91 ft<sup>2</sup>) / 143.87 m<sup>2</sup> (169.35 m<sup>2</sup>)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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