35 Towcester Road, Blisworth, Northamptonshire NN7 3DL

Guide Price: £950,000

Set in a rural location close to the village of Blisworth, this spacious, light and airy detached and extended property is beautifully presented and sits in approximately 6.9 acres in total. Originally a bungalow, the property has been extended over the years and now provides open plan family living with stunning views, a paddock, two double garages and driveway parking.

Features
- Detached property
- Outstanding views
- Master bedroom with en-suite
- Ground floor bedroom two with en-suite
- Bedroom three with en-suite
- Family room/bedroom five
- Ground floor family bathroom
- Study
- Boot room
- Open plan kitchen/dining/living room
- Garden room
- Approximately 6.9 acres in total
- Two detached double garages
- Ample driveway parking
- Energy rating - D
**Location**
The village of Blisworth is situated approximately six miles south of Northampton town centre. Local amenities include a shop, post office, doctor's surgery, excellent pre-school playgroup, nursery, primary school and The Royal Oak Public House. There is also a Baptist chapel and a Church of England parish church.

Road communications are excellent with access to the A43 to Oxford, Junction 15a of the M1 and access to the A508 and Junction 15 of the M1. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

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, horse racing at Towcester and of course motor racing at the world famous Silverstone race circuit!

---

**Ground Floor**
Entrance hall, open plan kitchen/living/dining room leading to the garden room. The kitchen has integrated appliances including a dishwasher, fridge freezer and a range cooker, the living area has a multi fuel stove. There is also a study, boot room, utility room, bathroom, family room/bedroom five, and bedroom two with an en-suite.

---

**First Floor**
Master bedroom with en-suite, bedroom three with en-suite, one further bedroom. Both en-suites have touchscreen electric underfloor heating.
**Outside**

The property is approached through a five-bar gate onto the gravelled driveway. The driveway wraps around the side and leads to the rear garden. There is a double garage at the front.

From the kitchen, and also from the garden room, doors open onto a large patio, and the gravelled driveway leads on to the additional double garage. The gardens are mostly laid to lawn with mature trees and shrubs and there are some raised vegetable beds beyond the garage.

The property looks out over the paddock which is approximately 6 acres in total.

**Agent’s Note**

The house and garden are in separate ownership to the land. They will be sold together, however there will be two vendors.