Olney House, 5 Brackley Road, Silverstone, Northamptonshire NN12 8UA
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Guide Price: £925,000

A unique opportunity to own this imposing house and annexe in the heart of the sought after village of Silverstone. Olney House is a spacious four bedroom detached property having retained many of its original features and benefits from a detached three bedroom annexe, converted and extended from the original barn within the garden.

Features
- Detached four bedroom house
- Sitting room
- Family room
- Kitchen
- Pantry
- Boot room
- Four bedrooms
- Family bathroom
- Additional WC
- Energy rating - D
- Detached three bedroom annexe
- Kitchen/diner
- Sitting room
- Family room
- Cloakroom
- Master bedroom en-suite
- Two further bedrooms
- Family bathroom
- Garage
- Energy rating - C
**Location**

The highly regarded 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, 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 train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes.

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!

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**Olney House**

**Ground Floor**

Entrance hall, Sitting room with feature inglenook fireplace, family room, dining room, kitchen, pantry, boot room.

**First Floor**

Four bedrooms, family bathroom and additional separate WC.
Annexe
Entrance hall, family room, spacious kitchen/diner, sitting room, cloakroom, master bedroom with en-suite, two further bedrooms and family bathroom.

Outside
The property is approached by a paved and gravelled driveway offering parking for several cars and leading both to the main house and to the annex and garage.

The remainder of the garden is laid to lawn, with a large patio area adjoining both properties retained by a brick wall.

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. 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 water, electricity, gas and drainage services.

Local Authority
South Northamptonshire Council. 01327 322322

Council Tax Band - E
Viewing
Strictly by prior appointment via the selling agents.
Contact 01327 353575.

EPC – House

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.

EPC - Annexe

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