53b Brackley Road, Towcester, Northamptonshire NN12 6DH
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Guide Price: £535,000

An exclusive gated development of five properties, constructed and renovated to an exacting standard by Wilby Homes, this site was most recently the Towcester Registry Office and occupies a prominent position on the Brackley Road, opposite the highly regarded Sponne Secondary School.

To the rear of the site are two contemporary new builds, whilst to the front is the conversion of the former Registry Office into three grand family homes. Parking is allocated and comes in the form of garaging, car ports or allocated spaces dependent on each unit. The properties have been completed to a high specification and offer the combination of character, yet with new-build practicality. Two units are now occupied, three units remaining.

Features
• High specification conversion
• Master bedroom en-suite
• Bedroom two en-suite
• Two further bedrooms
• Family bathroom
• Sitting room
• Family room
• Stunning kitchen/dining room
• Three allocated parking spaces
• Enclosed garden
• 10-year building warranty by Global Home Warranties.
• Energy rating - C
**Location**

Situated within walking distance 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.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering 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!

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**Ground Floor**

Entrance hall leading to the inner hallway, cloakroom, well-appointed and spacious kitchen/dining room with a range of integrated appliances including oven, hob, extractor, dishwasher and fridge freezer, there are French doors from the kitchen leading out to the front of the property. Sitting room with feature fireplace, family room. A door leads from the inner hallway onto the patio and leading to the garden.

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**First Floor**

Grand master bedroom with en-suite, bedroom two en-suite, two further well-proportioned bedrooms and family bathroom.

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**Outside**

The property is approached via electric gates (with remote control and keypad entry) onto a block paved drive leading to three allocated oak car port parking spaces. A gate leads to the rear garden where there is a large patio. The garden is enclosed on all sides.

To the front of the property, a footpath leads to the front door.
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.