



Main Road, Shutlanger, Towcester, NN12 7RU



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Towcester
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Offers In Excess Of £700,000

Carters are delighted to present for sale this well presented, and extended detached family home, occupying a desirable position within the highly sought-after village of Shutlanger. Offering approaching 2,000 sq ft of well proportioned and versatile living accommodation, this impressive property has been thoughtfully extended and enhanced to create an outstanding family home.

The ground floor provides an excellent balance of reception space, comprising three generous reception rooms that offer flexibility for both formal and informal use. The heart of the home is the rear extension, which has created a spacious open-plan kitchen/breakfast/dining area. Complementing the ground floor is a practical utility room and a shower room, plus the bay fronted sitting room and study.

To the first floor offers four well-proportioned double bedrooms. The principal suite benefits from a dressing area and an en-suite shower room. Bedrooms two and three are served by a well-appointed Jack and Jill en-suite shower room, while the generous fourth double bedroom is complemented by the family bathroom.

Externally, the property enjoys attractive front and rear gardens that provide excellent outdoor space. A detached double garage offers secure parking and additional storage.





Step In

The property is entered via a uPVC double-glazed front door into a welcoming entrance porch, with a further door opening into the spacious entrance hall. From here, a staircase rises to the first-floor landing, while doors provide access to the sitting room, study, kitchen/breakfast/dining room, and ground-floor shower room.

The ground-floor shower room is fitted with a modern three-piece suite comprising a low-level WC, wash hand basin, and enclosed shower, offering practical accommodation for guests or multi-generational living.

Positioned at the front of the property, the well-proportioned sitting room with fireplace, and enjoys a large bay window, creating a bright and inviting living space. To the rear, the room flows seamlessly into the generous dining room, providing an excellent space for both family living and entertaining, with open access through to the kitchen/breakfast area.

The kitchen/breakfast is comprehensively fitted with a range of matching base and eye-level units incorporating a one-and-a-half bowl sink unit with drainer. Appliances include a hob with extractor hood over, built-in electric oven, dishwasher, and fridge/freezer. This area opens on to the dining room, and both areas give access out to the rear garden. A door leads through to the utility room, which provides additional worktop space, plumbing and space for two appliances beneath, a wall-mounted oil-fired boiler, and an obscure glazed door and window giving access to the side of the property.

The spacious study enjoys a pleasant front aspect through a bay window and provides an ideal home office, family room, or playroom.

The staircase rises to a generous first-floor landing, from which all four double bedrooms and the family bathroom are accessed.

The impressive principal bedroom overlooks the front of the property and benefits from a dedicated dressing room together with a well-appointed en-suite shower room comprising a low-level WC, wash hand basin, and enclosed shower. Obscure window to the side aspect.

Bedrooms two and three are both comfortable double rooms with fitted wardrobes, and are served by a Jack and Jill en-suite shower room, fitted with a low-level WC, pedestal wash hand basin, and enclosed shower.

Bedroom four is another generous double bedroom, enjoying a window to the rear aspect.

Completing the first-floor accommodation, the family bathroom is fitted with a panelled bath, pedestal wash hand basin, and low-level WC, with an obscure glazed window providing natural light and ventilation

Step Out

Occupying an elevated position, the property enjoys an attractive frontage with a lawned garden complemented by mature shrubs and established trees, creating an appealing first

impression. A generous driveway provides off-road parking for numerous vehicles and leads to the detached double garage, which benefits from power, lighting, and an up-and-over door.

The private rear garden offers an excellent degree of privacy and is predominantly laid to lawn, bordered by an attractive selection of mature shrubs, flowering plants, and established trees. A paved seating terrace provides an ideal setting for outdoor dining and entertaining, while a discreet compost area is located behind the garage, which also accommodates the oil storage tank.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: F.

The central heating is oil fired to radiators.

Location - Shutlanger

Shutlanger is a small rural village lying in open countryside four miles south east of Towcester, midway between the A5 and A508 both giving excellent access Northampton or Milton Keynes where there is a main line train service to London Euston (30 minutes). The A508 also gives access north to junction 15 of the M1 and there is easy access to the southwest of Towcester and Brackley. Shutlanger has its own Parish Council and belongs to the church grouping with Stoke Bruerne and Grafton Regis. The village has a pub with an excellent reputation for real ale and food (The Plough) and a village hall. The nearest primary school and Church are at Stoke Bruerne one mile east of Shutlanger. Sporting activities include motor racing at nearby Silverstone and golf at Collingtree Park, Delapre, Silverstone and Whittlebury.

Note for Purchasers

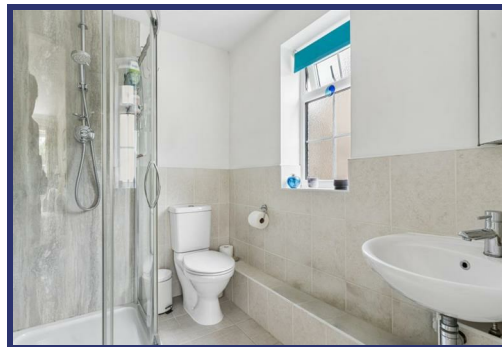
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

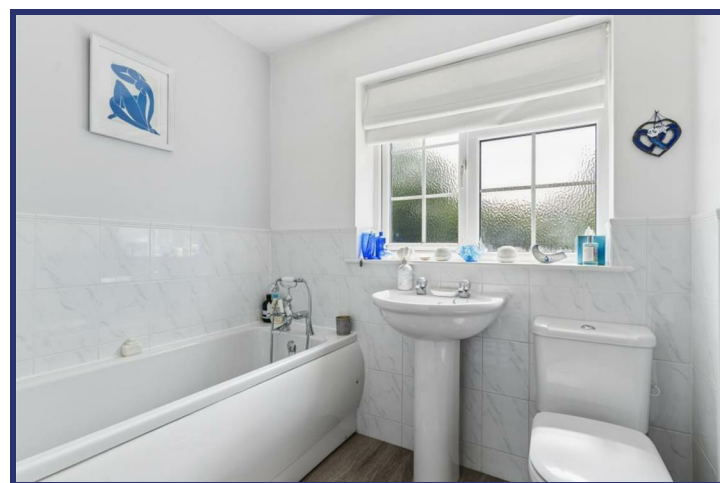
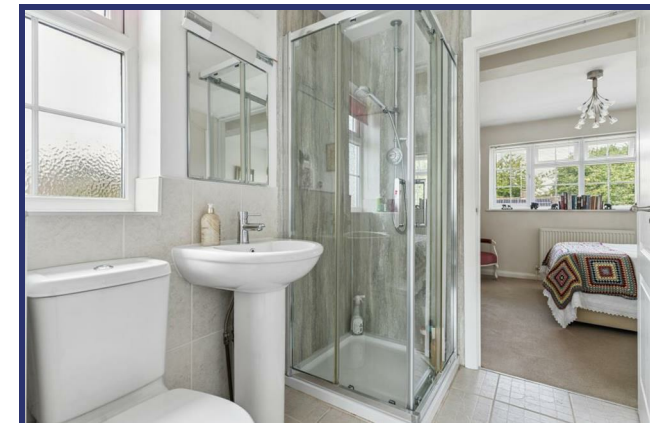
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Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.







Approximate Gross Internal Area
 Ground Floor = 94.4 sq m / 1,016 sq ft
 First Floor = 90.3 sq m / 972 sq ft
 Garage = 25.2 sq m / 271 sq ft
 Total = 209.9 sq m / 2,259 sq ft



Viewing Arrangements

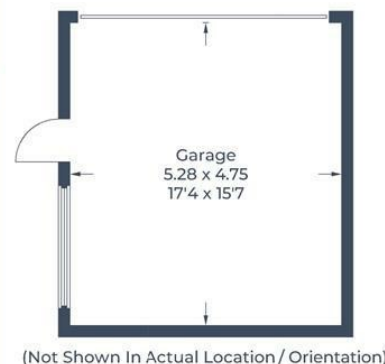
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01908 561010

miltonkeynes@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

