



WEST END

Silverstone, Towcester, NN12



DAVID COSBY  
ESTATE AGENTS



# 34 West End

Silverstone, Towcester, NN12

**£1,100 pcm**

**£1,269 deposit**

## Features

- Newly refurbished
- Village location
- Far reaching countryside views
- Good sized gardens
- Off-road parking
- Separate office space
- Ground floor shower room

## Description

34 West End is a well-proportioned and newly refurbished family home located on the edge of Silverstone village. The property has two good sized bedrooms, a family shower room, large sitting room with feature gas stove and stone surround, ground floor cloak room with further shower, newly fitted hand-made oak kitchen with adjacent breakfast area, a large rear lobby, and a separate office space. The property occupies a large plot with front and rear gardens, and has off-road parking for several vehicles.



Silverstone has excellent transport links and provides an ideal location for families seeking the benefit of good amenities and easy access to the arterial roads of the A43, M1 and M40. Milton Keynes and Northampton are approximately 30 minutes' drive from where train journeys can be made to London Euston in 1 hour.

# The Property

## Entrance Hall

The property is accessed to the side elevation via a six-panelled door with upper glazed lights and a three-bar locking mechanism. The entrance hall has a recessed grab mat and floors are finished with new fitted loop-pile carpet which extends throughout the main habitable rooms. A set of timber with a half-winder landing leads to the first-floor accommodation and is fitted with matching loop-pile carpet. Four-panelled solid oak doors with traditional lever latch mechanisms open to the sitting room and ground floor cloak room / shower room.

## Cloak Room / Shower Room

An extremely useful space with newly fitted three-piece suite comprising contemporary WC with concealed cistern set within a tiled surround and capped with an oak shelf, ceramic wash-hand-basin with chrome mixer tap and pedestal, and corner shower unit with glazed screen and chrome shower hose. Slate effect wall tiles been fitted to the perimeter of the shower cubicle and form a splash back to the wash-hand-basin, and floors are finished with slate effect sheet vinyl. Heating is via a wall-mounted chrome ladder towel rail and natural lighting and ventilation is provided by a casement window to the side elevation.

## Sitting Room

The main sitting room is a fantastic area with large bay window to the front elevation and a stunning traditional gas stove set within a classically styled stone surround with matching chamfered hearth. An arched niche has been formed to the side of the fireplace and floors are finished with newly fitted loop pile carpet. As with all of the rooms in this property the ceilings are of an above average height.

## Kitchen

Located on the rear elevation of the property and benefiting from an abundance of south facing sun light, the kitchen has high quality handmade oak base and wall units. There is a built-in two door electric oven and four burner electric hob. A stainless-steel sink and drainer has been fitted beneath the three-unit window which overlooks the rear garden and a full-height party with shelving has been formed to the far left-hand side of the kitchen. Metro-style splash backs tiles have been fitted above base units and a part glazed door opens to the rear lobby area. To the right-hand side of the kitchen space has been set aside for a small table and chairs.

## Rear lobby and office

The rear lobby has perimeter glazing and a mono-pitched roof providing fantastic natural lighting. There is a useful understairs cupboard providing space for storage and part glazed doors open onto the patio area and the side elevation. An opening to the rear of the lobby provides access to a separate brick building which is fitted with power and lighting and would make a perfect home office.





### First Floor Landing

The first-floor galleried landing is a light and airy space with a part vaulted ceiling and a two unit window overlooking the south facing rear garden. Floors are finished with newly fitted loop pile carpet which extends through to the bedrooms. The timber balustrades and handrails are newly decorated and four-panelled solid oak doors with traditional level latch ironmongery lead to the bedrooms and family shower room. Mains back-up smoke detection has been installed.

### Bedroom One

Bedroom one is a good-sized double room located to the front of the property and has a three-unit window overlooking the front garden. The part-vaulted ceiling has an exposed hip-rafter, and the room is neutrally decorated with chamfered timber skirtings.

### Bedroom Two

Bedroom two is a double bedroom located to the rear of the property and again has a part vaulted ceiling. There is a large three-unit window overlooking the south facing garden with onward far reaching countryside views.

### Shower room

Finished to a very high standard, the newly fitted shower room has exposed hip rafters and slate effect wall tiling. The three-piece suite comprises a double-width shower with glazed sliding screen and wall mounted shower hose, contemporary WC with concealed cistern set within a tiled surround and capped with an oak shelf, and a contemporary wash-hand-basin with chrome mixer tap and ceramic pedestal. Floors are finished with matching slate effect sheet vinyl and natural lighting and ventilation are provided by a two-unit window with decorative frosted glazing to the front elevation. Heating is provided via a chrome ladder towel rail and artificial lighting is by way of a modern ceiling dome light.



## Outside Areas

### Front Aspect

The property is set well back from West End and benefits from a large driveway providing off-road parking for several vehicles. There is a raised garden area to the left-hand side of the property which is laid with pebbles.

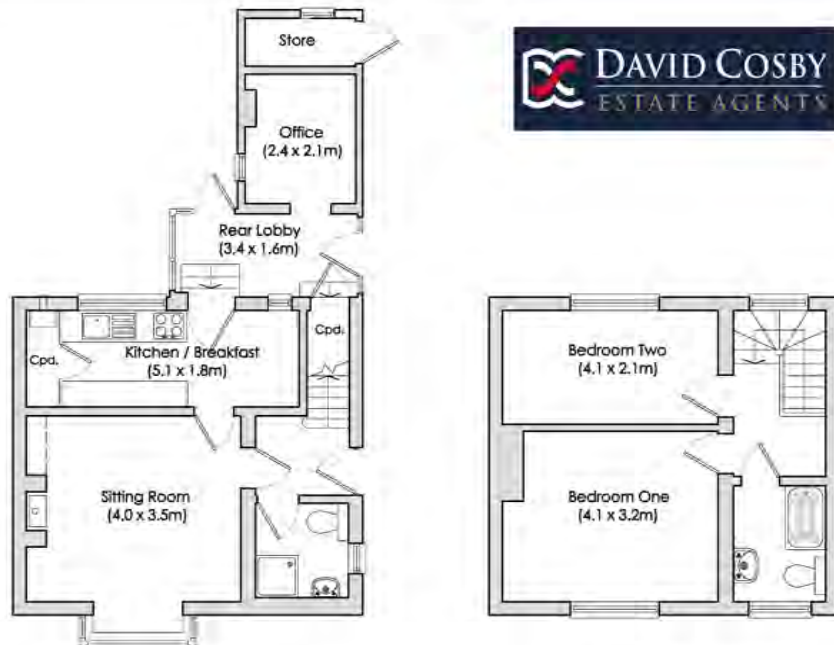
### Rear Garden

The enclosed south facing rear garden is accessed via a ledged and braced timber gate and has a fantastic newly laid patio area and large lawn.

### Outbuildings

Backing onto the ground floor office space is a useful outbuilding with part glazed external access door and top hung window provided natural light. The space serves as a useful garden store.





Ground Floor GIA = 48 sqm

First Floor GIA = 33 sqm

All measurements are approximate and for display purposes only. Dashed lines (if any) indicate restricted head height

APPROX. GROSS INTERNAL AREA: 81sqm

## Location:

The village of Silverstone was originally surrounded by the ancient woodland of Whittlewood Forest. The locals of the village would have made their living from making charcoal and other woodland crafts. In the 12th the woodland surrounding Silverstone became home to a royal hunting lodge century used by King John.

Silverstone was also the site of a 12th century priory known as Luffield Abbey where a monastic community flourished. With the dissolution of the monasteries the Abbey fell into ruin and the last remnants of the structure were covered over in the Second World War when an aerodrome was built on the site. This aerodrome is now home to Silverstone racing circuit and part of the track which is called 'Abbey Curve' pays homage to the original Abbey.

The village is still fortunate to have parts of Whittlewood forest close which are used for outdoor recreation. These include Hazelborough Forest and Bucknell Wood – both of which are currently maintained by the Forestry Commission.

Although Silverstone has moved with the times and has a thriving community; it does still maintain a quintessentially English village feel with a number of Listed buildings and is surrounded by beautiful countryside.

Silverstone has excellent transport links and provides an ideal location for families seeking the benefit of good amenities and easy access to the arterial roads of the A43, M1 and

**EPC:** Rating (TBC)

**Local Authority:** West Northamptonshire Council

**Council Tax:** Band B

**Services:** Gas, Water, Drainage, Electricity

## Important Notice:

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. On acceptance of an offer to rent, prospective tenants will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation and to assist with referencing procedures. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective tenants should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. Before committing to a tenancy, the terms of the letting and the condition and contents of the property will be recorded in a tenancy agreement and inventory. Please make sure you carefully read and agree with these documents and advise if you have questions.

## Agents note:

There is a further section of garden to the rear which is excluded from the tenancy but to which the landlord will permit access.

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