



BY DESIGN

Abbey Cottage

Silverstone, Northamptonshire



A Beautiful Four-Bedroom Thatched Home Full of Charm and Character

From the moment you arrive, Abbey Cottage has a real sense of presence. Set on the outskirts of the popular village of Silverstone, its Cotswold stone exterior and new water reed thatched roof give the appearance and warmth of a much older country home, yet built in 2001, it offers the comfort, proportions and practicality of a modern family home.

This beautiful home comes to the market with no onward chain and features four bedrooms, three bathrooms, a kitchen with Silestone worktops, premium integrated appliances and a breakfast bar, alongside four reception rooms ideal for family life and entertaining.

Outside, the private landscaped gardens have been designed for easy maintenance, with terraces, seating areas and a hot tub, while the substantial air-conditioned garden studio provides an ideal home office, gym or creative space. A double garage and generous driveway parking complete the property.









Step Inside Abbey Cottage

Upon entering, you're immediately greeted by a spacious entrance hall, setting the tone for the generous accommodation beyond. The ground floor offers four reception rooms alongside a well-equipped kitchen, providing excellent flexibility for both family life and entertaining.



The sitting room is full of character, centred around an impressive inglenook fireplace that creates a natural focal point. Two sets of French doors open directly onto the garden, making this an inviting space throughout the seasons, from summer days with the doors open to winter evenings beside the fire. The adjoining dining room provides a wonderful setting for entertaining and family occasions, while the family room offers a more relaxed everyday living space and could equally work as a playroom. A separate study provides a dedicated space for home working, away from the main living areas.







The kitchen is fitted with Silestone work surfaces and a three-seat breakfast bar, complemented by an extensive range of premium integrated appliances. These include a triple-column fridge/freezer/wine fridge, combination gas and induction hob with downdraft extractor, Siemens combination oven, steam oven, conventional oven and warming drawer.





First Floor

Upstairs, four bedrooms provide plenty of space for family and guests. The principal bedroom is peacefully positioned to the rear and features fitted wardrobes and a generous four-piece en suite with twin wash basins and a double shower.

Bedroom two also benefits from its own en suite, while bedrooms three and four feature fitted wardrobes and are served by the beautifully refitted family bathroom.













Gardens & Grounds

The gardens are one of the standout features of Abbey Cottage and feel very much like an extension of the house itself. Beautifully landscaped and designed to be low maintenance, the gardens are wonderfully private and arranged around a series of terraces and seating areas, framed by mature planting, shrubs and established trees.

There are places for morning coffee, long lunches, evening drinks and relaxed weekends with friends, with French doors from several of the reception rooms creating an easy flow between indoors and out. A larger terrace to the side of the house is currently home to the hot tub, which will remain with the property. This generous area also offers the potential to create a lawned play space if desired, making the garden particularly adaptable for family life.

At the rear of the garden sits a detached, purpose-built studio measuring approximately 19 ft by 13 ft. With a triple aspect, two sets of French doors, power, lighting and air conditioning, it is far more than a simple garden room and could work beautifully as a home office, gym, creative studio or private retreat away from the main house. To the front, the driveway provides generous off-road parking and leads to the detached double garage.















Approximate Boundaries

*Approximate Boundaries



What makes Abbey Cottage particularly appealing is the balance it achieves.

It looks and feels like an established country cottage, with Cotswold stone, thatch, an inglenook fireplace and mature landscaped gardens, but having been built in 2001, it offers the generous proportions, flexible layout and practicality expected of a modern family home.

Recently rethatched in water reed and beautifully presented throughout, this is a home designed to be enjoyed in every season – winter evenings beside the fire, summer entertaining with the French doors open, evenings in the hot tub and peaceful mornings overlooking the garden.



Life in Silverstone

Abbey Cottage is situated on the outskirts of the popular village of Silverstone, a well-connected Northamptonshire village surrounded by attractive countryside and perhaps best known as the home of the world-famous Silverstone Circuit. The village offers a good range of everyday amenities, including a local shop, post office, public house and doctors' surgery, with the nearby market town of Towcester providing a wider selection of shops, cafés, restaurants and services.

Families are well served for schooling, with Silverstone Church of England Primary School and Silverstone UTC within the village, and Sponne School in nearby Towcester. Independent and selective options within the wider area include Beachborough Prep School, Winchester House, Stowe School, the Royal Latin School in Buckingham, Northampton High School (for girls) and Northampton School for Boys.

The location is also particularly convenient for commuters, with good road connections to the A43, M1 and M40, providing access towards Northampton, Milton Keynes, Oxford and London. Mainline rail services are available from Milton Keynes and Banbury, with services to London Euston and London Marylebone respectively.

Extra Information

- Cotswold stone under a new water reed thatched roof
- High-speed fibre broadband available in the area (buyers are advised to check with their provider)
- 4G mobile coverage available (buyers are advised to check with their provider)
- Mains gas, electricity, water and drainage
- Tenure: Freehold
- Local Authority: West Northamptonshire Council
- Council Tax Band: G
- EPC: D

Viewing Arrangements: Strictly via the vendors sole agents By Design on 07508 458950

Website: For more information visit www.bydesignhomes.com

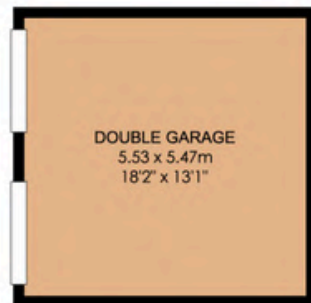
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Abbey Cottage, 21 West End, Silverstone, Towcester, Northamptonshire, NN12 8UY

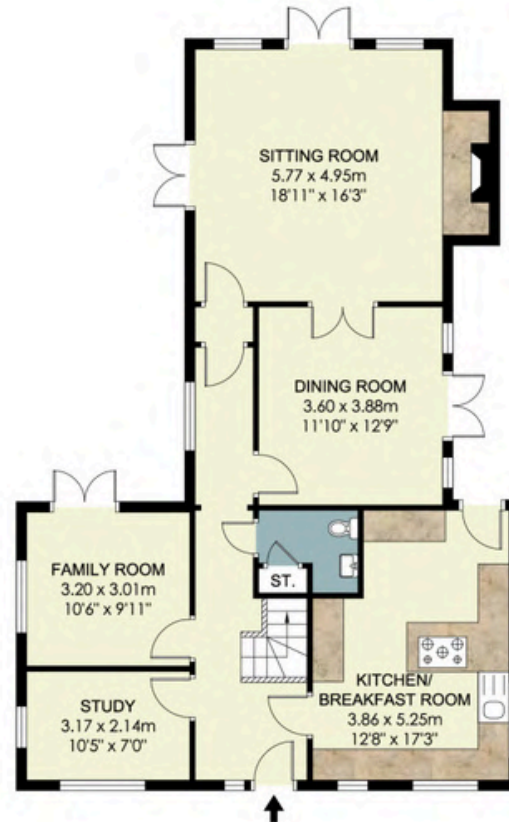
Offers Over £750,000



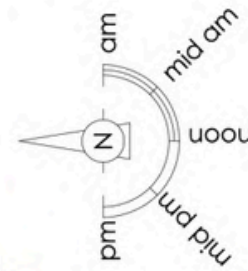
STUDIO



DOUBLE GARAGE
5.53 x 5.47m
18'2" x 13'1"



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: 2082 sq ft, 193m²

GARAGE: 326 sq ft, 30m²

STUDIO: 259 sq ft, 24m²

TOTALS: 2667 sq ft, 247m²





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National audience

local knowledge