



# 1 Showsley Cottage Showsley Road

Towcester, NN12 7RN



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

## "Showsley Cottage"

Charming and secluded, this delightful cottage sits on a beautifully landscaped plot, tucked away from the road for complete privacy. Ideally located in Showsley, it offers the perfect balance of rural tranquility while being just a short drive from Towcester.

Accessed from the front, the property opens into a welcoming porch and hallway, featuring red quarry tiled flooring. This spacious area provides ample room for coats and shoes, while also offering convenient access to the guest WC.

A stunning, modern country-style kitchen/breakfast room featuring elegant tiled flooring and plenty of space for a dining table and chairs. The kitchen is fitted with a range of eye and base level units, complemented by a marble type worktop and a stainless steel sink. Appliances include a range cooker, integrated dishwasher, and fridge.

Beautifully appointed, the living room offers a peaceful rural retreat, enhanced by its triple-aspect outlook over the garden.

Four generously sized double bedrooms, all beautifully presented in neutral tones and brimming with character.

An impressive principal bedroom featuring a dual-aspect outlook, complete with a Juliet balcony overlooking the attractive rear garden. The room also benefits from access to an ensuite shower room, fitted with a four-piece suite including a fully tiled, enclosed power shower, low-level WC, and his-and-hers wash hand basins.

The extensive, beautifully maintained gardens extend to approximately one acre and are enclosed by mature trees and shrubs, creating a high degree of privacy. A large patio provides the perfect space for outdoor seating and entertaining, complemented by a pond, a covered pagoda, treehouse with cabin, and a generous vegetable patch enclosed by low-level fencing.

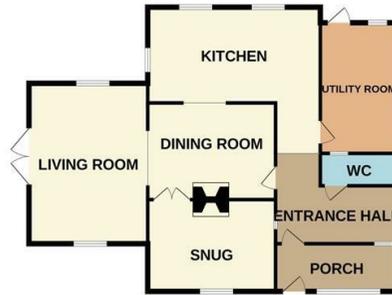
Further benefits to the exterior include double garage with power and light, large garden shed divided to provide garden store and games room and solar PV panels that produce annual income of approximately £650.

£700,000

 4  2  3



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	82
	EU Directive 2002/91/EC	



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William Coulson  
Partnered With

**Simpsons**  
Property Experts

Tel: 01908 040289

Email: [william.coulson@simpsonspropertyexperts.co.uk](mailto:william.coulson@simpsonspropertyexperts.co.uk)

Web: <https://simpsonspropertyexperts.co.uk/our-locations/milton-keynes>

