



The West Wing | 3 The Manor
Banbury Road | Moreton Pinkney | Daventry | NN11 3SJ

FINE & COUNTRY

SELLER INSIGHT



When we first laid eyes on this charming home, we were captivated by its serene country setting and the majestic presence of the house and its surrounding grounds. It exuded an undeniable sense of tranquillity and grandeur that instantly drew us in.

Living here has been a journey through time, steeped in history and serenity. The quiet ambiance, broken only by the delightful chirping of birds, and the crisp, clean air have made every moment truly special.

We've put our heart into making this house our own. From updating the kitchen and bathrooms to transforming a bedroom into a cozy home office, every corner reflects our unique style and preferences. The addition of a log burner in the sitting room has added a touch of warmth and coziness to our living space.

Moreton Pinkney is not just a place, it's a close-knit community that feels like family. With its quaint population comprising young families, retirees, and farmers, there's a delightful blend of modernity and old-world charm. From village gatherings to film nights at the local hall, there's always a sense of camaraderie and warmth. And being surrounded by rich history, including landmarks like Canons Ashby House, adds a touch of magic to everyday life.

Our home has been a haven for cherished moments, whether it's hosting family gatherings in the courtyard, basking in the sun or enjoying a barbecue. We even celebrated VE Day in our beautiful gardens, creating memories that will last a lifetime.

Exploring the area around Moreton Pinkney is a delight. Whether it's visiting historical sites like Fawsley Hall or indulging in leisure activities at Silverstone and Whittlebury Hall, there's never a dull moment.

From ample parking space to a sense of security within the walls of the Manor, this home has seamlessly integrated into our daily lives. Coming back here after a bustling day in London or Oxford feels like a retreat to paradise.

The natural light that floods through the small courtyard during summer transforms it into a cozy sanctuary, perfect for unwinding after a long day. And as the sun sets behind the church, painting the sky with hues of gold and pink, it's a breathtaking sight to behold.

Our outdoor spaces have been our sanctuary, offering a haven of tranquillity amidst nature's beauty. Whether it's the lush garden or the inviting courtyard, each corner holds its own charm, perfect for relaxation and reflection.

Living in Moreton Pinkney has been a joy, thanks to its friendly residents who embody the true spirit of "Middle England." The sense of community here is unparalleled, making us feel right at home from day one.

Over the years, we've lovingly maintained and enhanced this historical gem. From modernizing the West Wing to preserving its timeless character, every upgrade has been a labor of love, ensuring that this home continues to stand the test of time.

Our life here is a celebration of old-fashioned country living, rooted in tradition and simplicity. This house embodies our values of heritage, warmth, and connection to the land, making it more than just a home—it's a cherished part of our identity.

Discovering that our home was once the backdrop for classic films like "The Wicked Lady" and "The Man in Grey" filled us with a sense of wonder and nostalgia. It's these little anecdotes that have made our time here truly unforgettable.

Embrace the timeless charm of this house and the idyllic lifestyle it offers. While maintenance and decorative changes are part of the journey, never lose sight of the magic that lies within these walls. Enjoy every moment in the West Wing and savour the simple joys of country living.

*With such heartfelt reflections from the current owners, it's easy to see why this home holds so much appeal.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













STEP INSIDE

The West Wing

Part of a Grade II Listed Manor, West Wing exudes timeless elegance and character. On the site of an ancient farm, and extended in 1860 in the Scottish baronial style, this impressive house retains many of its original features, from graceful internal shutters to lofty ceilings and sash windows, evoking a sense of heritage and refinement.

Stepping through the front door, a welcoming porch leads into the entrance hall, where the essence of warmth and hospitality beckons. The kitchen/breakfast room, fitted with a range of units and a range cooker, seamlessly flows into a luminous conservatory, offering a serene space for dining overlooking the small, sheltered courtyard.

The comfy drawing room exudes charm, with its bay window, bookcases and stone fireplace with a wood-burning stove. A wide staircase leads to two double bedrooms and a family bathroom. Another set of stairs leads to the second floor with a third bedroom and an ensuite guest room.

Approached via a picturesque stone archway, West Wing is framed by a sprawling gravel driveway, offering ample off-road parking and a separate garage. The front garden features lawns and mature trees and vibrant floral borders, while the secluded courtyard provides an enchanting setting for al fresco gatherings.

Moreton Pinkney is a tiny village in South Northamptonshire with gorgeous ironstone houses and rolling countryside vistas. The village's amenities, including a parish church and playing fields, cater to a vibrant community spirit, while proximity to excellent schools and nearby towns ensures both convenience and connectivity.

Embrace the allure of countryside living, where every moment is suffused with tranquillity and timeless grace. Moreton Pinkney awaits, offering a haven of beauty and genuine rural charm.

Location

Living in Moreton Pinkney, Northamptonshire, offers a picturesque and tranquil lifestyle amidst the stunning English countryside. Nestled in the heart of rural England, this charming village embodies quintessential British charm with its historic architecture, rolling green hills, and sense of community.

Residents of Moreton Pinkney enjoy a slower pace of life, where time seems to move at a gentler rhythm. The village boasts a strong sense of community spirit, where neighbours often come together for local events, festivals, and gatherings. There is a 12th century church and a Gardening Club.

Nature enthusiasts will appreciate the abundance of scenic walking trails and outdoor activities available right on their doorstep.

For those seeking a taste of history and culture, the village is dotted with quaint cottages, the historic church, and remnants of its rich heritage. With nearby stately homes like Canons Ashby House, history buffs will find plenty to explore.

Despite its rural setting, Moreton Pinkney is conveniently located within easy reach of larger towns and cities such as Northampton and Banbury, offering access to a wide range of amenities, shopping, and entertainment options and frequent fast trains to London.

In summary, living in Moreton Pinkney offers an idyllic blend of rural tranquillity, community spirit, and natural beauty, making it a delightful place to call home for those seeking a peaceful retreat in the heart of the English countryside.









STEP OUTSIDE

The West Wing

What Three Words
scary.trend.powering

Services
Mains water, electricity and broadband are connected.

Local Authority
West Northamptonshire

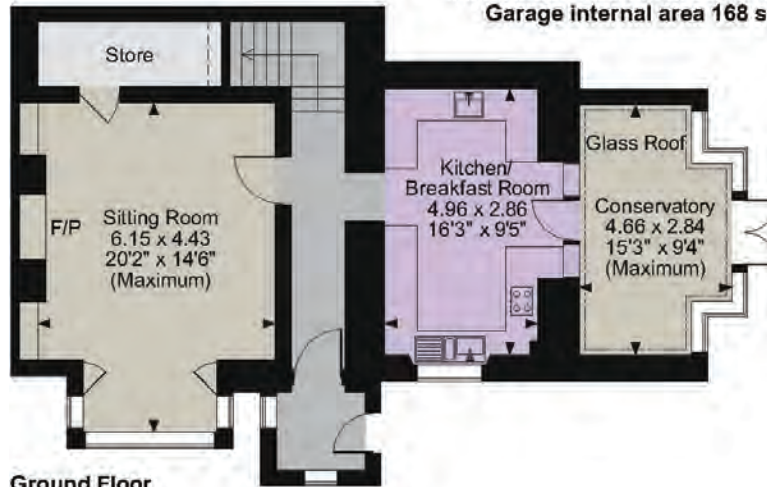
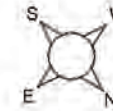
Viewing Arrangements
Strictly via the vendors sole agent Graham Lee on (0777 337 2667).

Opening Hours
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm

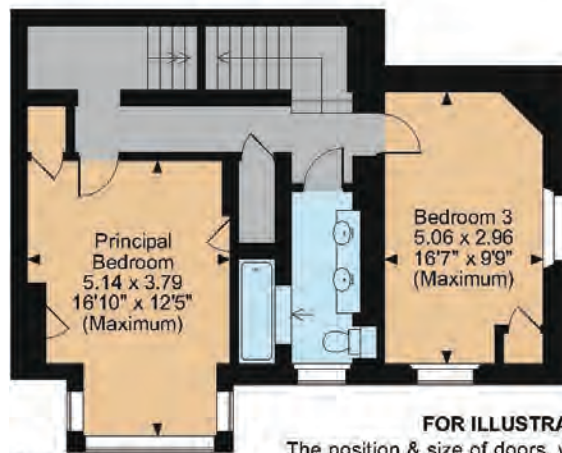
Offers over £700,000



West Wing, The Manor, Banbury Road Moreton Pinkney, Daventry
Main House internal area 1,979 sq ft (184 sq m)
Garage internal area 168 sq ft (16 sq m)



Ground Floor



Second Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



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