

Middlesex House

High Street, Pitsford



RICHARD  GREENER



Middlesex House

High Street
Pitsford

£995,000 Freehold

This outstanding Edwardian period country home forms the west wing of a former mansion constructed in 1906 and now offering four bedroomed accommodation together with a substantial detached garage block/fully self contained annexe with two additional bedrooms located in the grounds.

Accommodation – Middlesex House

Ground Floor: Entrance Hall | Reception Hall | Study | Dining Room | Drawing Room | Conservatory | Kitchen/Breakfast Room | Utility Room | Cloakroom

First Floor: Landing | Master Bedroom Suite | Bedroom One | Shower Room Ensuite | Bedroom Two | Cloakroom Ensuite | Bedroom Three | Bedroom Four | Family Bathroom

Accommodation – Annexe Accommodation

Reception Hall | Lounge | Kitchen | Utility Room | Bedroom One | Bedroom Two | Bathroom

Outside: Double Garage | Garage Two | First Floor | Loft Room

4,698 square feet

RICHARD  GREENER

9 Westleigh Office Park, Moulton Park,
Northampton, NN3 6BW
www.richardgreener.co.uk



Description

Step into timeless elegance with this exceptional Edwardian country home, forming the impressive west wing of a grand mansion built in 1906. Offering over 2,600 square feet of beautifully proportioned living space, this character-filled residence combines period charm with generous family accommodation.

Inside the main house, you'll find a stunning 20ft x 14ft kitchen/breakfast room, three elegant reception rooms perfect for entertaining or relaxing, and a spacious conservatory that brings the outside in, all set against a backdrop of original architectural features. Adding further appeal, the property includes a detached double garage with a fully self-contained two-bedroom annexe, offering an additional 900 square feet of versatile space, ideal for guests, extended family, or even a home office or studio.

Outside, you'll fall in love with the enchanting gardens, featuring sweeping lawns, mature specimen trees, and beautifully landscaped grounds extending to approximately 0.9 acres, a perfect setting for summer gatherings, children's play, or peaceful moments of solitude.

This rare and refined home offers a lifestyle of space, privacy, and grace in a truly special setting.











Outside

Middlesex House is approached by a tarmac drive, ample parking and turning space in front of the house and five bar gates at the side lead to a gravelled drive which in turn leads to a parking/turning area in front of the detached annexe and garage block. The driveway to the house is flanked by lawns and established hedging and at the rear there is a paved terrace leading onto a wide expanse of level lawn leading up to a stone ha ha beyond which there is a wild garden with a variety of mature shrubs and established trees including Beech, Pine, Holly and Lime. The eastern boundary is made up of a tall trimmed Conifer hedge and the remaining boundaries are of a combination of mixed hedging, post and wire fencing, Holly and Laurel hedging. There is a private lawn area to the rear of the annexe. The gardens face in a southerly and westerly direction.

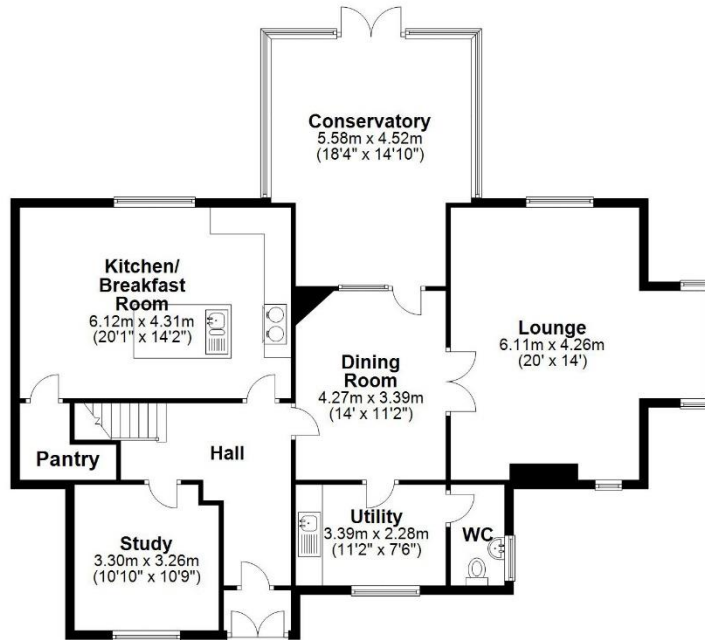
Planning

The property is not a listed building and the planning consent for the construction of the annexe/garage block granted in 2013 consent this building as a separate dwelling and is rated separately for council tax payments.



Ground Floor

Approx. 135.0 sq. metres (1452.6 sq. feet)



First Floor

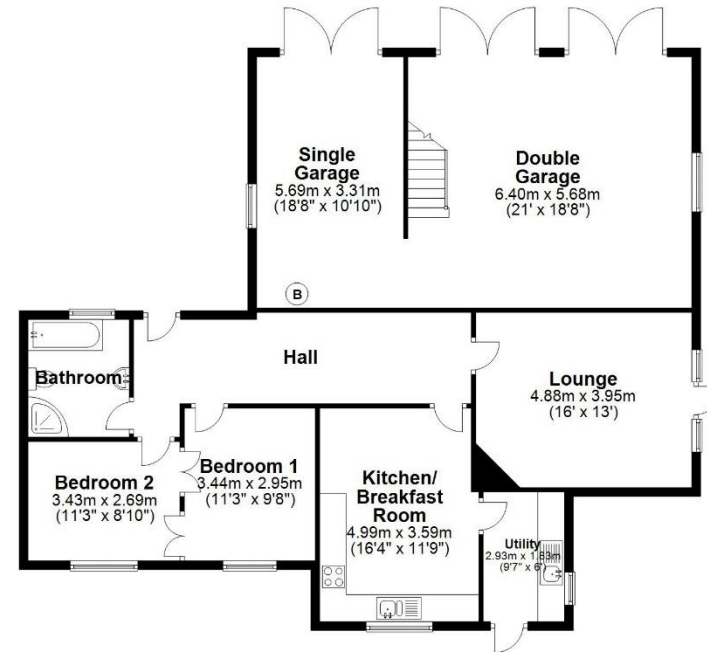
Approx. 110.5 sq. metres (1189.6 sq. feet)



Annexe/ Garage Block

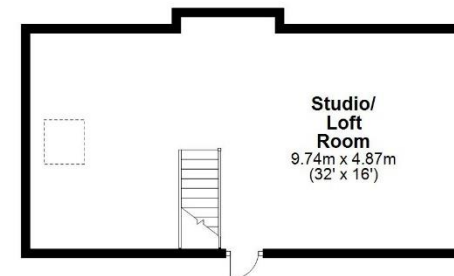
Ground Floor

Approx. 142.5 sq. metres (1533.8 sq. feet)



First Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 436.5 sq. metres (4698.8 sq. feet)

Not to scale. For illustrative purposes only



Historical Note

The property is constructed of mellow ironstone beneath a pitched and gabled Collyweston tiled roof with stone mullioned and leaded light windows retaining a wealth of original character features. The annexe has been built of similar materials to reflect the design features and character of the original dwelling.

Local Amenities

Pitsford is a very popular village lying to the north of Northampton close to Pitsford Reservoir with its excellent trout fishing and sailing facilities. Other leisure facilities in the area include golf at Church Brampton and Harlestone and flying from Sywell Aerodrome. The village has a church and public house and is home to the independent Northamptonshire Grammar School. Northampton is only five miles from Pitsford, but there is good local shopping in Kingsthorpe about three miles away.

Council Tax

West Northamptonshire Council
Middlesex House - Band F
Annexe at Middlesex House - Band B

How To Get There

From Northampton proceed in a northerly direction along the A508 Market Harborough Road passing the village of Boughton and onto Pitsford. Turn right where signposted into the village along the High Street and the entrance to Middlesex House stands on the right hand side before the turning to Ride Lane.





RICHARD  GREENER