

# The Manor House Manor Lane, Whilton



RICHARD  GREENER



# The Manor House

Whilton

£975,000

This truly outstanding detached 17th Century period stone house stands in an enviable edge of village location with south facing walled gardens and countryside views.

## Accommodation

Ground Floor: Reception Hall | Dining Room | Sitting Room | Family Room | Kitchen/Breakfast Room | Utility Room | Cloakroom

First Floor: Landing | Master Bedroom Suite – Private Landing | Shower Room Ensuite | Dressing Room Ensuite/Bedroom Five | Bedroom Two | Bathroom

Second Floor: Landing | Bedroom Three | Bedroom Four | Bathroom

Outside: Double Garage | Walled Gardens

**Approximately 2,100 square feet**



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## Description

This truly outstanding detached 17th Century period stone house stands in an enviable edge of village location with south facing walled gardens and countryside views.

The stylish interior has been much improved by the present owners to include bespoke cabinetry and joinery by Fraser James and Jackson Stone and decorated throughout in a fresh contemporary style with four/five bedoomed accommodation over three floors including a master suite and two bathrooms.

The three reception rooms each contain a wealth of period features and the 21 foot long Fraser James kitchen/breakfast room opens directly to the rear garden.

Externally, there is a detached double garage and the plot extends to approximately 0.24 of an acre.









## Planning

The property is Listed Grade II as a Building of Architectural or Historic Interest and consent was granted to replace wood framed windows with Heritage double glazed units to the original part of the property and standard double glazing to both extensions.

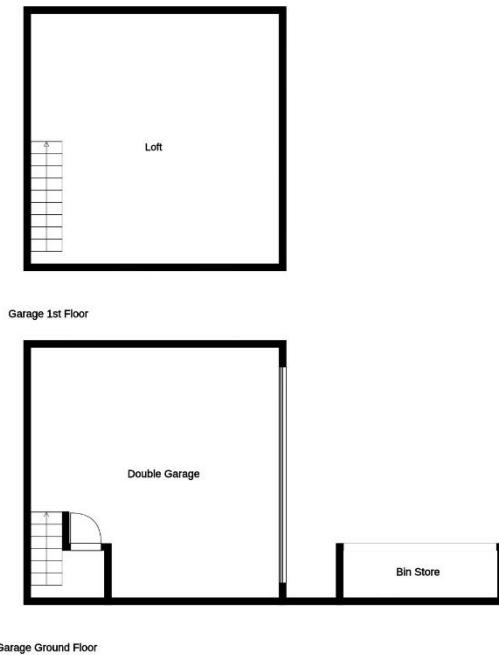
## Outside

The Manor House is approached from Manor Lane through electrically operated wrought iron gates set on twin stone pillars with moulded pediments and gate leading to ample parking and turning space to the rear of the house but in front of the detached double garage block where there is also a covered bin/log store.

## Double Garage

Constructed of stone with a pitched roof approached through electrically operated up and over door and with light and power connections and a closed staircase leading to a loft over.





Not To Scale. For Illustrative Purposes Only.



## Gardens

Standing mostly to the south east and south of the house and approached by a deep Indian lime stone terrace surrounded by low level box and Lavender hedge, there is also external lighting and external water tap. The gardens are largely laid to lawn surrounded by stone walls and there is a children's soft play area standing within a park railed fence. To the south side of the garden there is another railed enclosure and established hedging creating a small orchard containing a number of mature fruit trees and providing an enclosed herb garden. There is also a concealed oil storage tank.

## Local Amenities

Surrounded by Althorp Estate Farmland the village is well placed for ease of access to the A5/Watling Street and the M1 motorway at junction 16. The Grand Union canal runs nearby and there are ample employment opportunities in Daventry, Rugby, Northampton and Coventry. Great Brington is nearby with the Althorp Coaching Inn and a primary school at Little Brington. Long Buckby station is located approximately 4 miles to the east providing services to Birmingham and London whilst Rugby station provides fast connecting services on the West Coast Mainline.

## How To Get There

From Northampton proceed in a westerly direction along the A45 Weedon Road passing Sixfields and heading towards the M1 junction 16 signposted to Daventry. On leaving the town on the dual carriageway take the right hand turning to the village of Harpole and proceed through the village heading in a northerly direction along Upper High Street. At the junction with Roman Road turn left signposted towards Nobottle and proceed into open countryside through the hamlet of Nobottle and passing the village of Little Brington. Continue straight on signposted towards Whilton. On approaching the village take the first turning right signposted into the village and the next right into Main Street. Follow the road down the hill passing St Andrews Church and then at the next junction with Brington Lane turn right into Manor Lane where the property stands on the left hand side.



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