



Pytchley Gates Lodge  
Sywell Road | Overstone | Northamptonshire | NN6 0AB

# STEP INSIDE

## Pytchley Gates Lodge

Pytchley Gates Lodge is located in a stunning position on the edge of Overstone Park and with glorious views towards Overstone Hall. This superb property is accessed via the imposing Grade II Listed former estate gates, with also a vehicular right of way over a gravelled driveway that leads through to the rear of the house where there is gated off street parking.

An entrance porch opens directly into a welcoming open plan dining hall, this lovely room has a porcelain floor with underfloor heating, and an oak and glass staircase to the upper floor. The main reception room is at the rear of the house and has a wonderful deep bay window with doors opening to the rear garden and views over the parkland, painted ceiling beams and a log burner. The heart of this home has to be the superb family kitchen/dining/reception room which has bi-folding doors opening to the garden, the kitchen is fitted with an extensive range of shaker style units with quality integrated appliances, the family area is large enough for a breakfast table and sitting area. There is a separate utility room with cloakroom and a study with own access.

On the first floor there are three good size double bedrooms, as well as a single bedroom, all with fitted wardrobes. The main bedroom has an en-suite shower room and again wonderful parkland views. There is also a luxurious family bathroom.





# SELLER INSIGHT

“ We were attracted to the property by its idyllic setting and the magnificent Pytchley Gates which are linked to the property by name and means of access. The view is priceless and provides an enchanting everchanging outlook throughout the seasons each and every day. When we originally purchased the property, it was in poor repair and had trees in the garden blocking the views, but we could see the potential which has now been achieved,” say the owners.

“We have owned the property since 2019 and have sympathetically renovated outside and in. It has benefited from a two-storey extension, garden landscaping, and conversion of the garage to additional living space. The ground floor underfloor heating coupled with air conditioning in the kitchen family room ensures complete comfort throughout the year.”

“There are some good pubs locally for a bite to eat and Beckworth Emporium has nice food and lots of interesting home fare, as well as a garden centre. We enjoy walking the dog in Sywell Country Park and in the fields in Moulton and Overstone Woods. There are plenty of local amenities, including a village hall and cricket club for seasonal events and groups such as mums and tots. We must also mention Sywell Aerodrome which has many events each year and we’ve been lucky enough to see the spectacular planes practicing for the air shows from the comfort of the garden.”

“The predominantly south facing garden achieves the best of British weather. It has been designed with peaceful tranquility in mind with a woodland walk meandering through trees and plants. The raised patio maximises the views of the parklands across to the hall and there’s nowhere better to relax with a cold refreshment on a sunny afternoon. The sunken patio has its own mini wall wrapped around a stone fire pit which is the perfect setting for cosy evenings spent with friends and family.”

“It’s a wildlife haven here at Pytchley Gates Lodge. There are so many butterflies in the summer and we have spotted badgers, muntjac deer, birds of prey, rabbits, and hares, as well as the resident sheep next door. The Sunday morning view from bed in the master bedroom is stunning no matter what the weather; be it sunny, snowy, or stormy, the colours are simply immense. We tend to spend most time in the kitchen family room as it’s completely private with beautiful views; couple this with practical functionality and you have a space where you can get lots done or chill out and still be together as a family.”\*

\* 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.







# INFORMATION

## Pytchley Gates Lodge

Outside the gardens are mainly walled and have been professionally landscaped with an abundance of shrubs, flowers and trees, a central lawn with water feature, sun terrace and raised patio that overlooks the surrounding parkland. There is a gravelled area for parking if required. The former double garage has been converted into a very useful studio with en-suite shower room, this superb studio is ideal for a guests or use as a gym, home office or garden entertaining room.

### Services:

Property Construction: Standard construction

Utilities: electricity, water + gas all mains connected

Sewerage: sewer treatment plant, last serviced February 2024

Heating: gas powered boiler

Broadband: available, powered by Gigaclear, we advise you speak with your provider.

Mobile signal: 4G + 5G available, we advise you speak with your provider.

Parking: Driveway 4+ cars

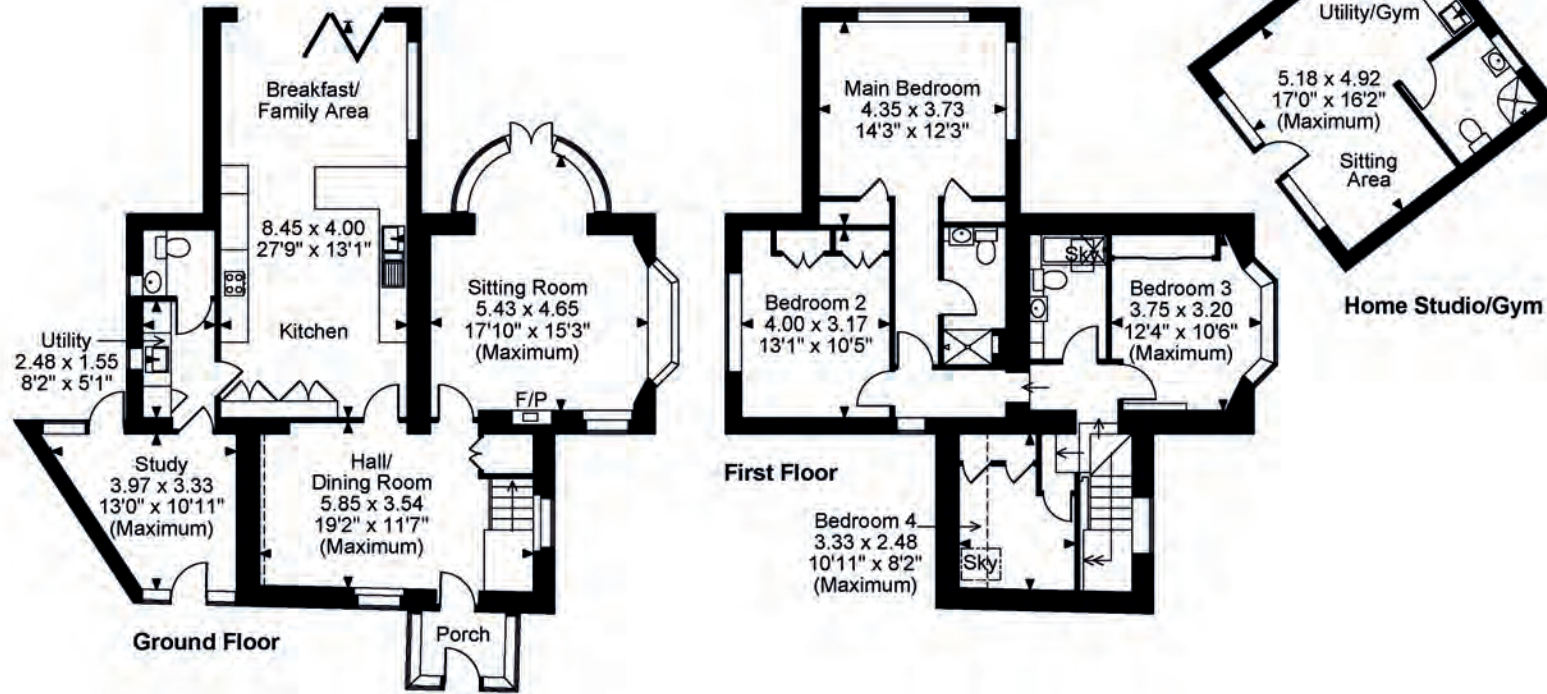
Council Tax: Band E (Daventry)

Special notes: Grade II Listed gates.



**Pytchley Gates Lodge Sywell Road, Overstone, Northampton**

Approximate Gross Internal Area  
 Main House = 1833 Sq Ft/170 Sq M  
 Home Studio/Gym = 274 Sq Ft/25 Sq M  
 Total = 2107 Sq Ft/195 Sq M

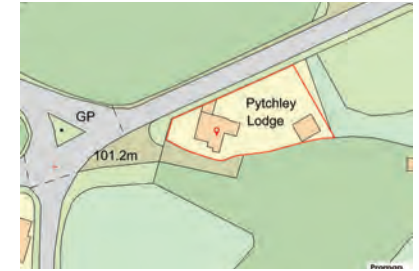


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
 Council Tax Band: E

Guide price £850,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No 04018410. VAT Reg No: 754062833. Head Office Address: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 25.03.2024





## JONATHAN LLOYD-HAM

PARTNER

*follow Fine & Country Northampton on*



Fine & Country Northampton  
9 George Row, Northampton, NN1 1DF  
01604 309030 | 07939 111481 | [jonathan.lloyd-ham@fineandcountry.com](mailto:jonathan.lloyd-ham@fineandcountry.com)

