



Brook House, 12 High Street South  
Tiffeld | Towcester | Northamptonshire | NN12 8AB



# SELLER INSIGHT

“ When we first laid eyes on 12 High Street South, we were instantly drawn to its beautiful brick and stone construction. It had such character, presence, and, most importantly, potential. We were looking for a proper family home and this place felt just right. Light poured in through every window, and the space felt bright, airy, and full of possibility. It needed work, but we saw what it could become.

Over the years, we have lovingly refurbished the house from top to bottom. The first thing we did was replace all the old windows and doors with triple-glazing, transforming the warmth and efficiency of the house. Determined to make it more eco-friendly, we installed photovoltaic panels linked to the grid and a solar thermal system that gives us almost free hot water. We kept the AGA for its charm while balancing it with modern updates such as a new condensing boiler that gives us great control of the temperature in each room. Every en suite has been replaced, the kitchen completely reimagined and retiled, and the electrics modernised. We redecorated throughout, adding new interior doors and reconfiguring the stunning staircase that greets you upon entry to the home.

Our favourite space? The sitting room: with its log burner and views to the garden, it is warm, light, and peaceful. The den downstairs has been a haven for our daughters and their friends, opening directly to the garden to provide an indoor-outdoor place for parties while remaining apart from the rest of the house. Between the dining and sitting rooms is a secluded courtyard, perfect for sunset barbecues. The garden itself wraps around the house, with a fish pond and even a paddock at the back. There is plenty of parking for guests, allowing us to host large gatherings of family and friends.

We are part of a wonderful community here in the village of Tiffeld, with a vibrant calendar of events including the annual village party on the green and the open gardens festival each year. The November firework display is the best in the area by far! Day-to-day, there are plenty of activities and groups to join, from a local history society to a gardening club and an art society. The George pub is a social hub serving excellent food. For families with young children, the village primary school has a good reputation and is just across from the house. The village is ideally located for larger towns and centres too: Milton Keynes is close by for trains to London, with the motorway network also easily accessible for routes to the rest of the UK.”\*

\* 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

## Brook House

Brook House is a substantial and beautifully presented detached stone-built house in excess of 5600sqft. The house is located in a private and secluded position in the centre of this sought after village and set in its own grounds of approximately 2.1 acres which includes a separate paddock and small woodland area.

There is certainly no shortage of family entertaining space in this stunning, light filled home. On entering you are greeted by an impressive entrance hall with a bespoke central staircase leading to a galleried landing above, the hallway is flooded with natural light and has a solid wood floor, coats cupboard and a guest cloakroom. On the left of the hallway is the first of five reception rooms, this lovely room with solid wood floor is currently used as a music room and has windows to the front, side and rear all with views over the garden. The main reception is an exceptional size and again with wonderful natural light, it has windows to the rear and side and French doors opening to a sun terrace, again this has a solid wood floor and an exposed stone fireplace with wood burner. On the right of the hallway is a large dining room, this is another naturally bright room overlooking the gardens and with a glazed door opening onto a large terrace which is a perfect sun trap. There is also a separate study with a pleasant view over the rear garden.

The kitchen/breakfast room is beautifully fitted with an extensive range of bespoke light grey modern units with granite work surfaces and a large central island, a pantry and a breakfast area with bay window overlooking the front garden. There is also a dark blue Aga and quality integrated NEFF appliances including a dishwasher, fridge and freezer, oven and steam oven, induction hob and a drinks fridge plus a Quooker tap. Next to the kitchen is a separate utility room with door to the rear garden and boiler cupboard plus a further guest cloakroom. From the kitchen steps lead down into a vast family room with a high ceiling, this superb room is ideal for family entertaining or could be a superb cinema/media room, bi folding doors open out to a sun terrace at the rear, stairs lead up to the first floor.

On the first floor are five double bedrooms all with their own charm and character and all with superb garden views. The main bedroom suite is separated from the main bedrooms and has a dressing area with fitted wardrobes, a luxurious en-suite shower room and a spacious bedroom area. There are a further four double bedrooms which include a superb guest bedroom with en-suite shower room and a balcony overlooking the rear garden, a large double bedroom with an en suite bathroom, a lovely double bedroom with balcony overlooking the front garden plus a further double. There is also a luxurious family bathroom. The last room on this floor is a superb games room which is wonderfully light with windows to the front and sides plus a door opening onto a balcony. This superb room has a vaulted and beamed ceiling and is large enough to take a full-size snooker table and table tennis table plus ample space for gym equipment and exercise areas, a staircase leads down to the family room.

One of the outstanding features of this amazing home has to be the beautiful south west facing gardens which surround the house. The house is set well back from the village and the village green in a private position approached via double gates along a sweeping paved driveway leading to a turning circle with central fish pool and water feature and access to the integral double garage with electric doors. The gardens are hedged all round for privacy and extend to approximately an acre and mainly laid to large sweeping lawns with sun terraces, flower borders and shrubberies and mature specimen trees. There is also a vegetable garden with garden stores plus a large store/workshop, mature trees and an orchard with various fruit trees. There is a separate paddock area which is fenced and hedged and has a gated access onto Tiffeld Road plus a small natural woodland area, the paddock is approximately 1.25 acres.

Tiffeld is approximately 2.5 miles from the market town of Towcester with superb amenities, Northampton is about 9 miles away with a mainline station link to London Euston, Milton Keynes is also accessible as is the M1 junction 15a.





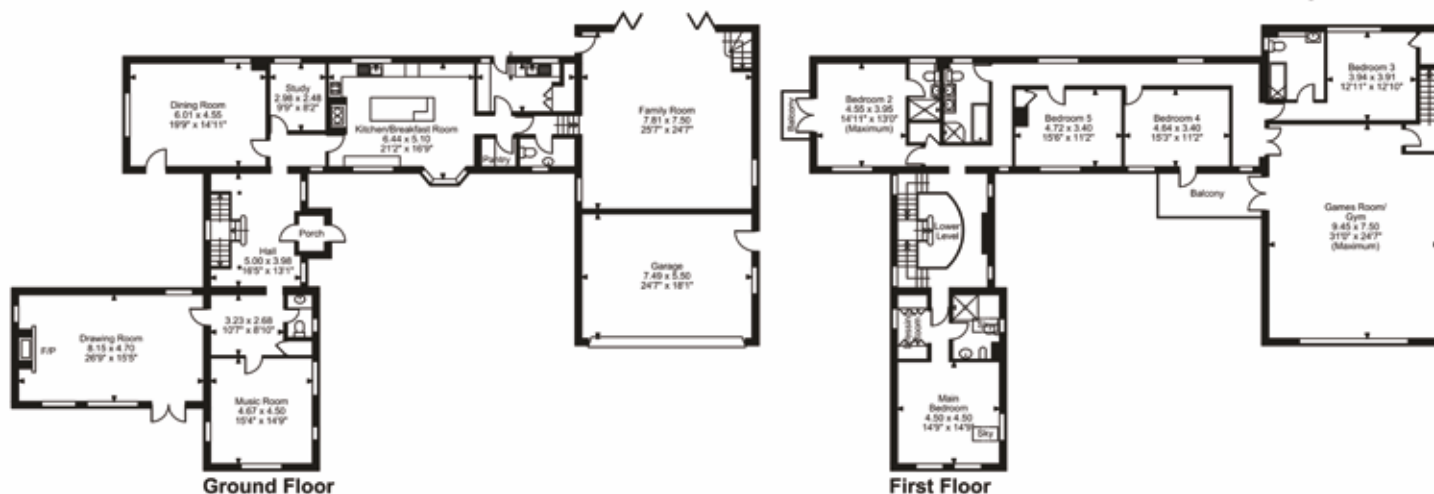








**High Street South, Tiffield, Towcester**  
**Approximate Gross Internal Area**  
**Main House = 5238 Sq Ft/487 Sq M**  
**Garage = 444 Sq Ft/41 Sq M**  
**Total = 5682 Sq Ft/528 Sq M**



For full details of this property please call Jonathan Lloyd-Ham at the Fine & Country Northampton.

#### Property Information, Services & Utilities

Tenure: Freehold.

Council Tax: Band G.

EPC Rating: C.

Services: Mains connected gas, electricity, water & drainage with central heating.

Broadband: Part fibre broadband available, we advise you to check with your provider.

Mobile signal: 4G available in this postcode, we advise you check with your provider.

Parking: Double garage & driveway parking.

There are restrictive covenants on the title please ask for more information.

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**FINE & COUNTRY**

£2,250,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





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