

Highfield
Sheldons Lane, Walgrave



RICHARD  GREENER



Highfield

Sheldons Lane, Walgrave

£2,400,000

This outstanding individual detached house stands in beautifully maintained grounds of approximately six acres offering accommodation to the main house of some 6,000 square feet together with a detached two storey annex of around 1,500 square feet.

Accommodation

Ground Floor: Reception Hall | Drawing Room | Dining Room | Study | Cloakroom | Kitchen/Breakfast Room | Garden Room | Swimming Pool Complex – Pool Room | Gymnasium | Steam/Shower Room | Plant Room | Utility Room | Freezer Room | Boiler Room | Cloakroom | Side Hall

First Floor: Landing | Master Bedroom Suite – Bedroom One | Bathroom Ensuite | Dressing Room Ensuite | Bedroom Two | Bedroom Three | Bedroom Four | Bathroom Ensuite | Bedroom Five | Bedroom Six/Sitting Room | Shower Room Ensuite | Back Landing | Family Bathroom

Outside: Double Garage with studio above | Single Garage | Workshop | Greenhouse | WC | Log Store | Gardens | Party Barn

Approximately 6,000 Square Feet

Annex Accommodation

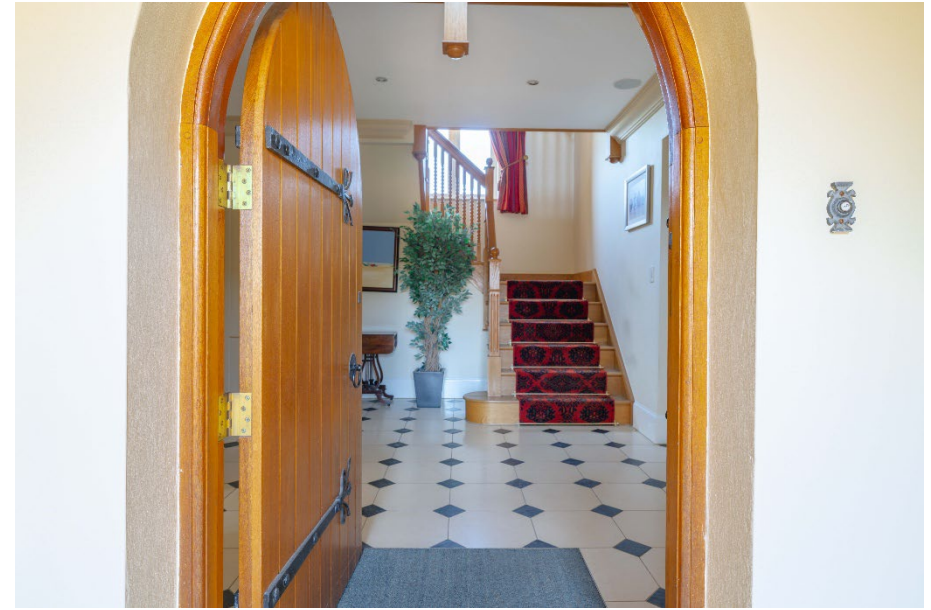
Ground Floor: Reception Hall | Living Room/Kitchen | Bedroom One | Bathroom Ensuite | Bedroom Two | Bathroom

First Floor: Games Room

Approximately 1,500 Square Feet

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Description

An exceptional detached residence set within approximately six acres of beautifully landscaped and meticulously maintained grounds, offering an impressive sense of privacy and seclusion. The principal house extends to around 6,000 sq ft of elegantly appointed accommodation, complemented by a substantial detached two-storey annexe of approximately 1,500 sq ft ideal for guests, extended family, or independent living.

The main house showcases a superb standard of interior finish, featuring five generously proportioned bedrooms, including three luxurious suites, alongside a stylish family bathroom. The living space is equally impressive, with four versatile reception rooms designed for both formal entertaining and relaxed family living. A standout feature of the property is the outstanding indoor leisure complex, complete with a heated swimming pool, hot tub, steam room, and fully equipped gymnasium, creating a private spa-like retreat within the home.

Externally, the estate continues to impress with a range of well-appointed outbuildings, including garaging for at least three vehicles, a workshop, greenhouse, and practical implement storage. The grounds are further enhanced by a picturesque stream-fed lake of approximately a quarter of an acre, adding to the property's charm and tranquil setting.











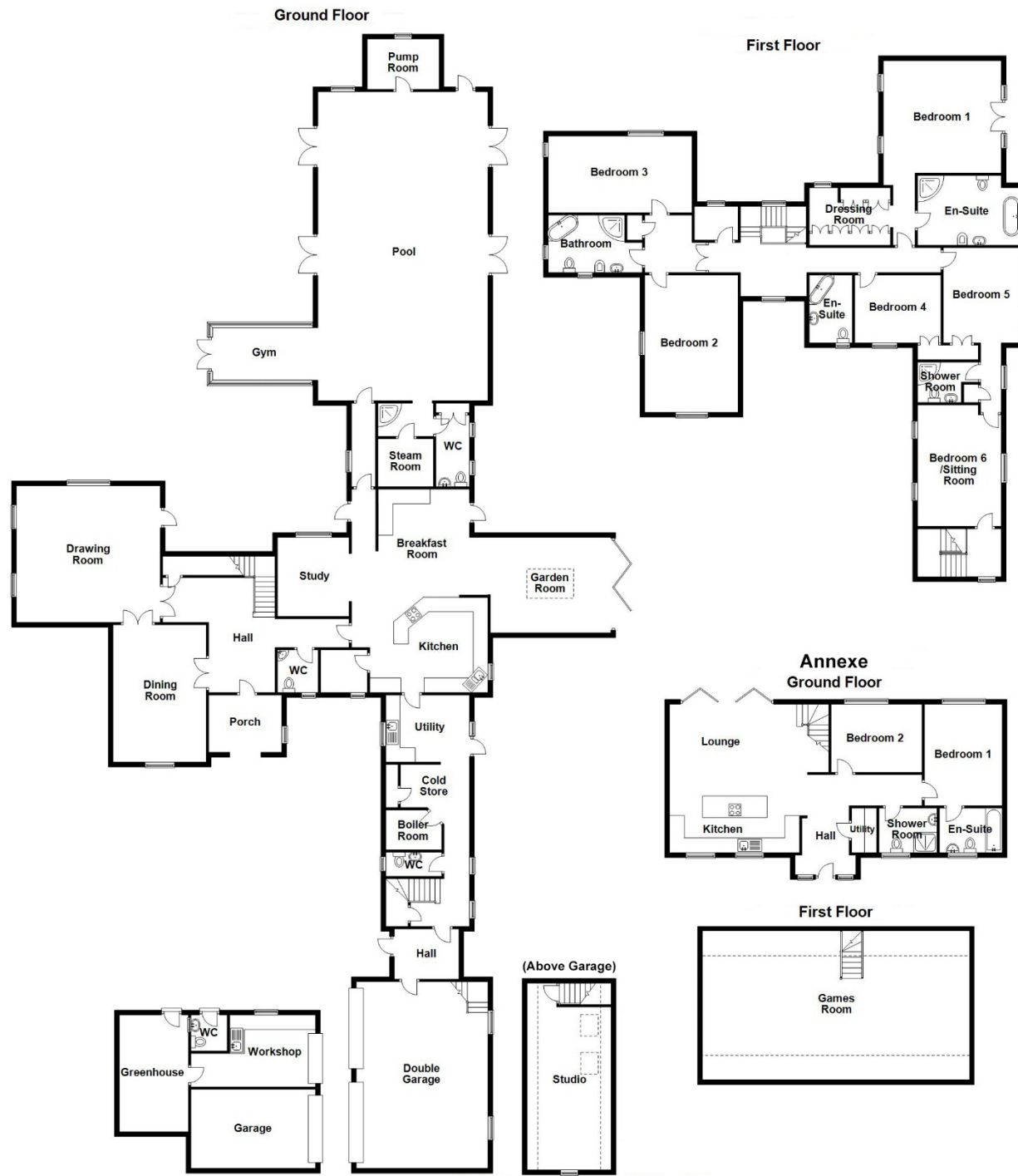
Gardens

Standing to the immediate south of the house there is a raised timber sun deck leading from the swimming pool and gymnasium complex and there is access to an extensive area of south facing lawn bounded by a high perimeter fence and mature Laurel, Beech and privet hedging together with a variety of small mature trees including Maple, Apple and Silver Birch.

To the rear of the house there is an Indian stone terrace leading onto a ceramic tiled evening sun deck overlooking the extensive lawns and adjacent to this there is an oak framed party barn. The gardens stretch away from the house flanked on either side by established trees providing mixed deciduous trees and Coniferous varieties including Blackthorn, Beech, Horse Chestnut, Cherry, Hornbeam, Field Maple, Birch, Poplar, Pine, Ash and some Red Robin.

The established boundaries include Laurel hedging screening a detached tractor shed and on the western boundary the trees form a delightful woodland walk leading to the fresh water lake bounded by established reeds and Weeping Willow. The gardens back onto open farm land.





Not to scale. For illustrative purposes only



Services

Main drainage, gas, water and electricity are connected. Central heating to the main house is from twin Ideal Logic gas fired boilers with domestic hot water through mains pressure unvented cylinder with ground floor under floor heating and first floor radiator heating. The annex has an independent boiler as does the swimming pool, the whole supplemented by solar powered electricity with twenty kilo watt battery storage facility. The house is fitted with an integrated Lutron lighting system and sound system together with CCTV and Gigaclear broadband.

Council Tax

West Northamptonshire Council
Highfield - Band G
Highfield Lodge - Band C

Local Amenities

Within the village of Walgrave, there is a Primary School with Secondary schooling at Moulton School. There is a Church of England Church and a Public House. Communication links give easy access to the A14 which links directly to the Midlands motorway network, including the M6 and A1. There are high speed rail services from Kettering to London, St Pancras International in under an hour.

How To Get There

The village of Walgrave stands approximately mid way between Northampton and Kettering approached via the A43 which links to the A14 A1 M1 link road. On entering the village on the Kettering Road continue past the Walgrave Primary School and then take the next turning on the right into Sheldons Lane where the property stands at the far end on the left hand side.





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