



2 Gunning Court  
Northampton, NN7 2EN



Derran Dooley

Partnered With

**Simpsons**  
Property Experts



Set within the attractive village of Horton, this substantial five/six bedroom family home forms part of an exclusive bespoke development, offering versatile accommodation across three floors and sold with no onward chain.

A stunning home with fantastic potential, the property has been vacant for a period of time and would now benefit from some TLC and general refreshing, particularly within areas such as the sitting room and gardens. The size and layout, however, provide an excellent opportunity for a new owner to put their own stamp on an impressive family home.

The ground floor features a spacious reception and dining hall with oak flooring and doors onto the garden, a generous sitting room and an impressive kitchen/breakfast room with central island, granite and wood work surfaces, pantry and space for an American-style fridge/freezer. A utility room, cloakroom and internal access to the double garage complete the ground floor.

The first floor offers three double bedrooms and a playroom with separate home office which could also be the sixth bedroom. The principal bedroom includes a dressing area, fitted wardrobes and en-suite, while a family bathroom serves the remaining bedrooms.

The second floor provides a further two double bedrooms, both with en-suite shower rooms, ideal for older children or guests.

Outside, a block-paved driveway provides ample parking and leads to the double garage. The substantial rear garden requires some attention following the property's vacancy but offers excellent potential, with a large lawn and patio area.

Horton combines village living with excellent access to Northampton and Milton Keynes, the M1 at Junctions 14 and 15, and mainline rail services to London Euston. Nearby Hackleton provides a range of everyday village amenities.

A fantastic opportunity to purchase a substantial five-bedroom family home with four bathrooms, double garage and no onward chain.

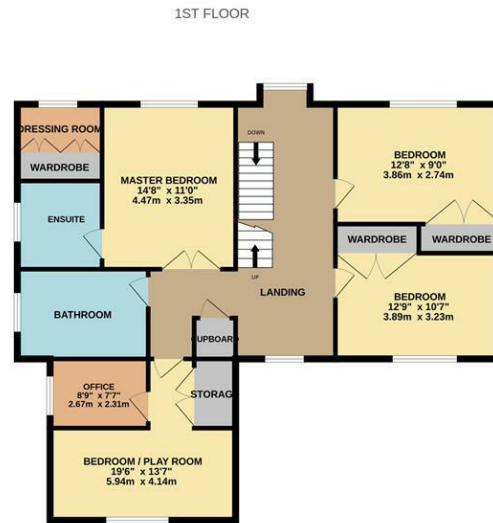
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Guide price £850,000



Horton is an attractive Northamptonshire village offering a peaceful rural setting while remaining well connected to both Northampton and Milton Keynes. Nearby Hackleton provides useful everyday amenities, while Olney is also within easy reach. Commuters benefit from convenient access to Junctions 14 and 15 of the M1, with mainline rail services to London Euston available from Northampton and Milton Keynes.





TOTAL FLOOR AREA : 2873sq.ft. (266.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





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