



Church Lane Cottage Church Lane, Little Billing Northampton **Freehold** £850,000

**Pattison
Lane**

Key Features



- Three/Four Bedroom Grade II Listed Thatched Cottage
- Exceptional Location
- Beautifully Presented Throughout
- Separate Reception Rooms
- Newly Fitted Kitchen / Breakfast Room
- EPC Exempt

A Masterful Blend of Heritage Charm and Contemporary Luxury!

Nestled in the tranquil heart of Little Billing, this exquisite Grade II listed thatched residence is a rare find. Set upon an expansive 0.5-acre plot, this home has been meticulously refined by the current owners to offer a sleek, modern interior within a stunning historic shell.

The heart of the home is the newly commissioned kitchen/breakfast room, boasting Quartz surfaces and a suite of integrated NEFF appliances (including the iconic Hide & Slide ovens). For those seeking versatility, the ground floor features a spacious family room that serves perfectly as a fourth double bedroom, supported by a newly fitted shower room.



Upstairs, three generous double bedrooms await, including a master suite with private facilities. Outside, the property is a private sanctuary, featuring wrap-around gardens and a gated driveway leading to two detached garages.

The property also includes planning permission for a separate three-bedroom detached dwelling, offering incredible future potential.

Viewings are highly advised to appreciate all this home has to offer!

Entrance Hall

Cloakroom

Living Room 16'5 max x 15'7 max (5.01m x 4.76m)

Dining Room 16' x 15'7 (4.87m x 4.76m)

Kitchen 17'4 max x 13'3 max (5.28m x 4.03m)

Utility 7'6 x 5'7 (2.28m x 1.70m)

Bedroom Four/Family Room 16'2 x 11'11 (4.92m x 3.64m)

First Floor

Bedroom One 15'9 max x 15'4 max (4.80m x 4.68m)

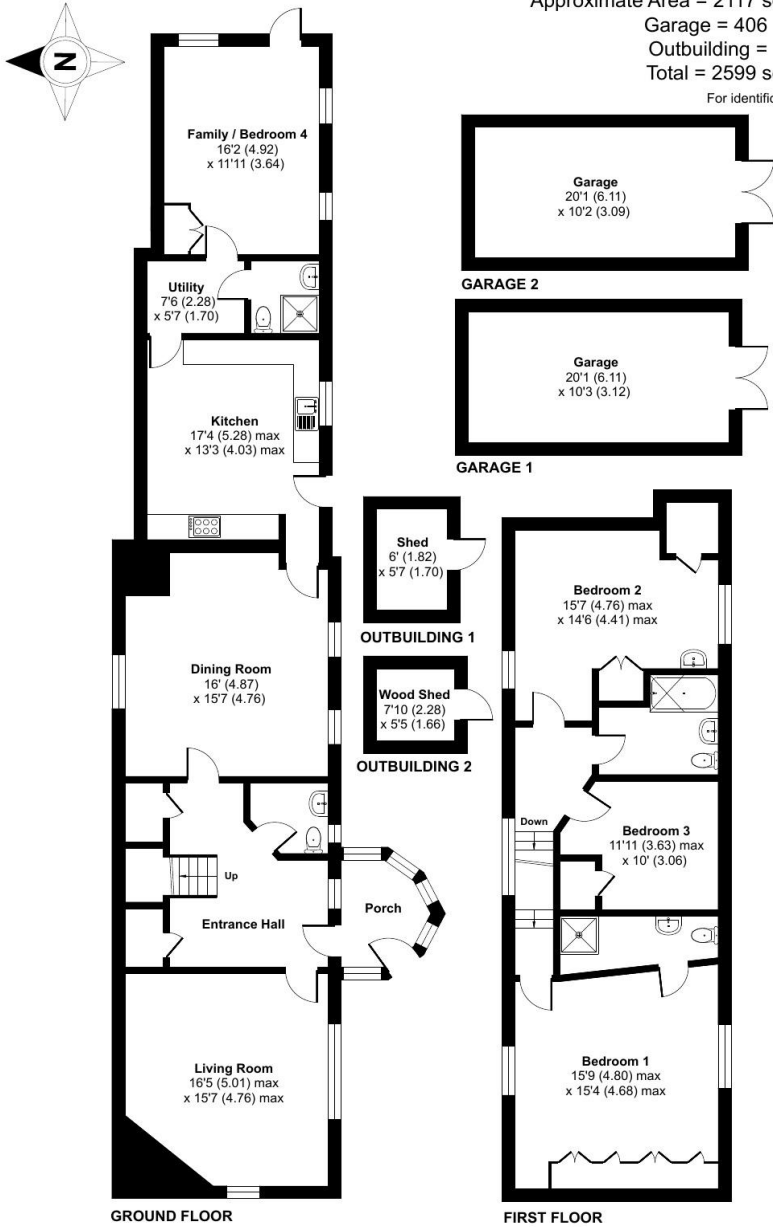
En Suite



Church Lane, Little Billing, Northampton, NN3

Approximate Area = 2117 sq ft / 196.6 sq m
 Garage = 406 sq ft / 37.7 sq m
 Outbuilding = 76 sq ft / 7 sq m
 Total = 2599 sq ft / 241.3 sq m

For identification only - Not to scale



Bedroom Two 15'7 max x 14'6 max (4.76m x 4.41m)

Bedroom Three 11'11 max x 10' (3.63m x 3.06m)

Bathroom

Outside

Storage Shed 6' x 5'7 (1.82m x 1.70m)

Wood Shed 7'10 x 5'5 (2.28m x 1.66m)

Garage One 20'1 x 10'3 (6.11m x 3.12m)

Garage Two 20'1 x 10'2 (6.11m x 3.09m)

Extensive Garden



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Flyp Homes Limited. REF: 1421915

To view this property call Pattison Lane on:
01536 524425

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



 SCAN ME



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206816 - 0001

