



The Old Rectory
Loddington | Kettering | Northamptonshire | NN14 1JZ

 FINE & COUNTRY

Step inside

The Old Rectory

A substantial and beautifully presented detached family residence, occupying a generous plot in the highly regarded village of Loddington, with wonderful open views, mature wrap-around gardens, an impressive driveway, double garage and considerable flexibility for modern family living or working from home.

Set within an enviable position overlooking open countryside, The Old Rectory is a substantial five-bedroom home offering approximately 4,171 sq ft of accommodation. The property combines generous proportions with an exceptionally well-considered layout, including impressive reception spaces, a superb open-plan kitchen, dining and family room, two en-suite bedrooms and a further ground-floor area offering excellent potential for an independent annexe or home-working accommodation. Public records confirm the property is freehold.

Approached through double gates and an extensive gravel driveway, the house immediately conveys a sense of space and privacy. The gardens wrap around the property and enjoy particularly attractive views across the adjoining Glebe field and towards the village church, creating an exceptional rural backdrop.

The accommodation begins with an entrance porch and an impressive hallway, with a glazed entrance door, attractive flooring and staircase rising to the first floor. The hallway provides access to the principal reception rooms and gives an immediate sense of the generous proportions found throughout the property.

The snug is a particularly welcoming space, with a log burner and fitted storage to either side. Previously used as a formal dining room, it offers excellent flexibility according to the requirements of the incoming owners.

The principal living room is an impressive dual-aspect space, measuring approximately 32'10" x 12'11", and is naturally divided into two distinct areas. A feature Adams Cotswold stone fireplace creates a focal point,

whilst detailed corning, generous proportions and French doors opening onto the garden make this an elegant yet practical room for both entertaining and everyday family life.

At the heart of the house is the exceptional kitchen, dining and family room. Measuring approximately 40'8" x 12'10", this wonderful open-plan space has been designed around modern family living and entertaining. The kitchen is fitted with a comprehensive range of bespoke base and wall units, Quartz work surfaces, a butler-style sink and an oil-fired AGA, complemented by an electric section for summer use. There is also an integrated dishwasher, breakfast bar and the existing fridge/freezer will remain in situ and is included with the property.

Beyond the kitchen, the dining area provides ample space for larger gatherings, whilst the adjoining family area creates a relaxed everyday living space with a strong connection to the garden.

A further section of the ground floor provides remarkable flexibility and could, subject to any necessary alterations and consents, lend itself to use as a self-contained annexe. This area currently incorporates a family room, boot room, utility room and separate WC, together with its own potential access. The dual-aspect family room is particularly attractive, with a bay frontage and French doors opening onto the garden.

The first floor is arranged around a spacious and light-filled landing, leading to five bedrooms. The principal bedroom is generously proportioned and benefits from an en-suite bathroom, whilst a further bedroom also has its own en-suite facilities. The remaining bedrooms provide excellent flexibility for family, guests or home working.

The principal family bathroom is well appointed with a panel-enclosed Jacuzzi-style bath with shower over, wash basin, WC and heated towel rail.





Seller Insight

“When we decided to leave town life behind, we wanted somewhere truly rural but not isolated with beautiful views, space, and a home that could support the way we live, including a studio for Annie's art and ceramics.

From the moment we arrived at The Old Rectory, we knew it was special. The open countryside to the front and the view towards St Leonard's Church at the rear completely won us over. Watching the sheep in the fields during lambing season and seeing the church lit up in the evenings are moments we'll always treasure.

The house has given us everything we hoped for. It's sociable at its heart, with the kitchen as the natural hub, yet there are plenty of quiet corners to work, read or simply unwind. The separate wing has been perfect as Annie's studio, but it could just as easily be a home office, annexe or games room.

Loddington itself has been a wonderful surprise. It's a friendly, welcoming village with a real sense of community, from the pub and cricket club to local events. At the same time, the house feels completely private a place where you can sit in the garden and enjoy the peace and birdsong.

We've loved having family here. From Christmases to summer gatherings, the house has always felt able to bring everyone together while still giving each person their own space to relax.

Although it feels wonderfully rural, you're only minutes from Kettering, the train station and the A14, so it really does offer the best of both worlds.

Leaving has been a very difficult decision, made only to be closer to our children in London. If we could take the house, the village and these views with us, we would. It has given us so many happy memories, and we hope the next owners feel the same sense of peace and belonging that we've been so lucky to enjoy.*

* 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 outside

The Old Rectory

Outside, the property is approached through double gates flanked by mature hedging, opening onto an extensive private gravel driveway providing parking for numerous vehicles, with ample space for a motorhome or larger vehicles.

The detached double garage has twin up-and-over doors and a substantial room above, offering an excellent opportunity for conversion into a home office, studio, gym or other ancillary accommodation, subject to the necessary consents.

The gardens are one of the property's most appealing features. Mature and beautifully established, they wrap around the house and provide a series of attractive areas from which to enjoy the surrounding countryside. A manicured lawn is bordered by established planting, mature trees and shrubs. The rear garden enjoys open views across the adjoining field and towards Loddington's medieval church, which provides a particularly atmospheric backdrop when illuminated in the evening.

Loddington is a highly desirable Northamptonshire village offering a peaceful rural setting whilst remaining conveniently placed for Kettering and the surrounding market towns. The village benefits from a primary school, thriving cricket club, local walks and a strong community atmosphere. Kettering provides a comprehensive range of shopping, leisure and commercial facilities together with a mainline railway station offering services to London St Pancras International in under an hour.

This is a substantial and versatile country home, particularly suited to those seeking generous accommodation, excellent entertaining space, mature gardens and the opportunity to create additional ancillary accommodation, all within an attractive village setting.

- A substantial detached five-bedroom country residence
- Approximately 4,171 sq ft of accommodation
- Generous wrap-around mature gardens with wonderful open views
- Five bedrooms
- Two en-suite bedrooms
- Impressive dual-aspect principal living room
- Superb open-plan kitchen, dining and family room
- Bespoke kitchen with Quartz worktops and oil-fired AGA
- Separate snug with log burner
- Additional ground-floor accommodation offering excellent annexe potential
- Boot room, utility room and WC
- Extensive private driveway with parking for numerous vehicles
- Detached double garage with substantial room above
- Excellent potential for home office/studio accommodation
- Highly regarded village location
- Open views towards the village church and surrounding countryside
- Freehold
- No onward chain





Property Information

The Old Rectory



Tenure: Freehold
Council Tax Band: G
Local Authority: North Northamptonshire Council
EPC: E
Property Type: Detached
Bedrooms: Five
Bathrooms: Three
Approximate Internal Floor Area: 4,171 sq ft / 387.5 sq m
Parking: Extensive private gravel driveway and detached double garage
Garden: Private mature wrap-around gardens

Construction: The property is recorded in EPC data as having a cavity-wall construction, with a pitched roof.

Heating: Oil-fired boiler serving radiators.

Windows: Double glazed.

Electricity: Mains

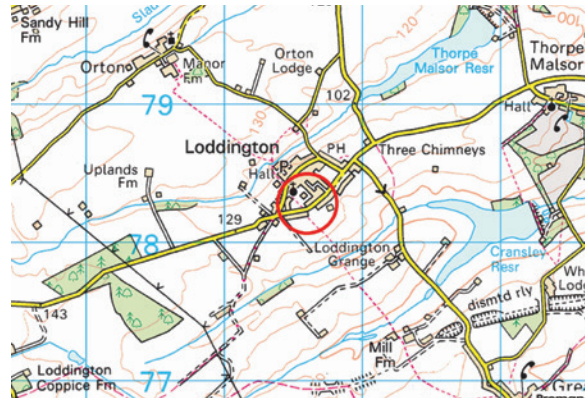
Water: Mains

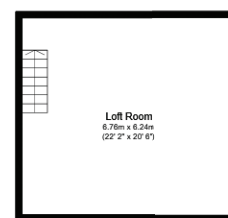
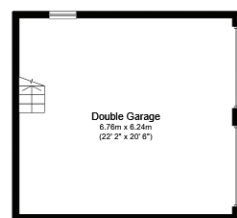
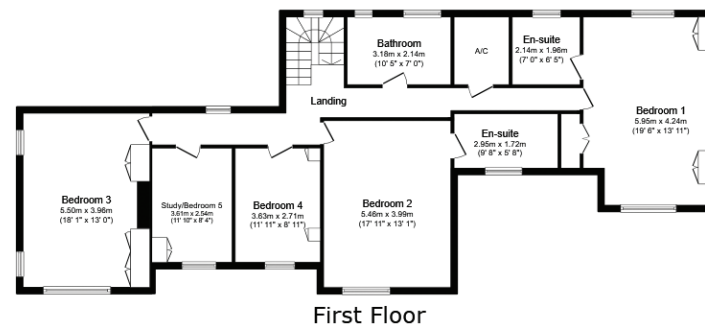
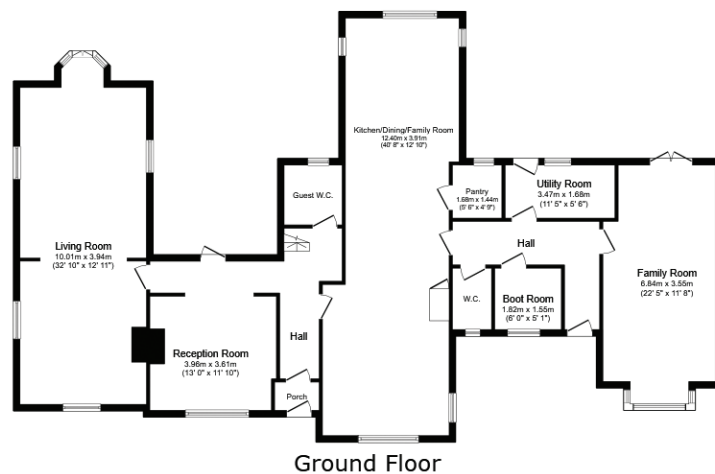
Drainage & Sewerage: Mains

Broadband: We advise prospective purchasers to check current availability and speeds with their chosen provider.

Mobile Signal/Coverage: We advise prospective purchasers to check coverage with their chosen provider.

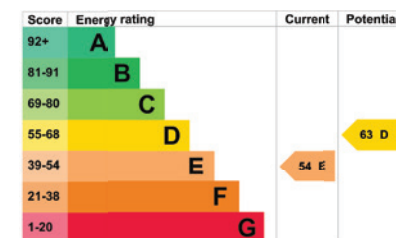
Special Property Notes: The property offers significant flexibility, including ground-floor accommodation with potential for an independent annexe and a room above the detached double garage which could provide an excellent home office or studio, subject to any necessary planning permissions and building regulations.





Total floor area: 387.5 sq.m. (4,171 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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