

The Old Rectory  
51 Church Lane, Sywell





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## Offer Over £1,750,000

This outstanding mid Victorian period Grade II Listed former Rectory stands in exceptional gardens and grounds of approximately two acres and accommodation in excess of 4,800 square feet arranged over three floors.

### Accommodation

Ground Floor: Entrance Hall | Reception Hall | Drawing Room | Dining Room | Study | Office | Boiler Room | Cloakroom | Kitchen/Breakfast Room | Side Hall | Utility Room

Basement: Cellar One | Wine Cellar

First Floor: Landing | Bedroom Two | North Landing | Bedroom Three | Bedroom Four | Bathroom | South Landing | Master Bedroom Suite – Bedroom One | Bathroom Ensuite | Linen Room | Bedroom Five

Second Floor: Bedroom Six/Attic Room

### Annex

Entrance Hall | Cloak/Shower Room | Living Room | Bedroom One | Bedroom Two | Kitchen

Outbuildings: Double Garage | Workshop | Fuel Store | Log Store | Implement Store

**4,800 Square Feet**  
**2 Acres**

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## Description

This outstanding mid Victorian period Grade II Listed former Rectory stands in exceptional gardens and grounds of approximately two acres and accommodation in excess of 4,800 square feet arranged over three floors.

The interior retains a wealth of period features with four reception rooms, linked kitchen/breakfast room, six bedrooms and an attractive former Coach House annex suitable for a dependant relative and with two additional bedrooms.

The property occupies an edge of village location with spectacular countryside views and includes an all weather tennis court, sweeping lawns and some superb specimen trees.











## The Grounds

The delightful mature gardens approached on the eastern side by a paved terrace slopes down to a lawn which stretches away from the house lined by superb tall mature trees and shrubs providing an open vista beyond the boundary towards adjoining park land. On the west side of the house there is a walled garden to the rear of the annex which would be ideal for use independently of the main garden. On the south side the lawns stretch away from the house and lead to the all weather tennis court which is partially concealed behind the trees. The fine specimen trees include Cedar, Beech, Copper Beech, Pine, Cupressus, Hazel and Oak and adjacent to the Coach House there is a concealed kitchen garden.

## Outside

The Old Rectory is approached through double leaf electrically operated wrought iron gates standing on brick pillars giving access to a circular gravel drive in front of the house and leading through a five bar gate to the detached double garage. A further set of wrought iron gates open to the walled courtyard which is block paved and around which there are a number of outbuildings and the annex.





Not to scale. For illustrative purposes only



## Planning

The property is Listed Grade II as a Building of Architectural of Historic Interest and a number of specimen trees are subject to Tree Preservation Orders. The house was constructed in 1862 of Mellow White Brick beneath a pitched slate roof.

## Local Amenities

Within the village there is the Parish Church of St Nicholas, a General Store, playing field and The Overstone CE Primary School. Secondary education is at nearby Moulton School. The Overstone Park Golf Course and Leisure Club stands on the outskirts of the village and is also the location for the Overstone Park Preparatory School. There is a Public House at the nearby village of Sywell, as well as the Art Deco styled Aviator Hotel. Sywell boasts one of the best General Aviation Airfields in the United Kingdom with a 1,268-metre concrete runway.

## How To Get There

From Northampton proceed in an easterly direction along the A4500 Wellingborough Road passing through Weston Favell and onto the village of Great Billing. At the roundabout junction of the A5076 Little Billing Way continue straight on signposted towards Ecton and leave the town driving in open countryside. On reaching the village of Ecton continue past the Worlds End public house and turn left signposted to Sywell along Ecton Lane. Continue along this road for approximately two miles passing Overstone Manor and carry straight on towards the village. Take the last turning on the right-hand side on Ecton Lane which leads into Church Lane where The Old Rectory stands immediately on the right-hand side.





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