



Merry View
Back Lane | Chapel Brampton | Northamptonshire | NN6 8AJ

STEP INSIDE

Merry View

Merry View is a substantial, individually designed five-bedroom detached family home, set well back from Back Lane within private, landscaped gardens extending to approximately 0.36 of an acre. Located in one of Northamptonshire's most sought-after villages, this impressive modern property has been thoughtfully extended and refurbished over the years to create a beautifully presented and spacious family home with a wonderful open-plan feel.

The ground floor offers four generous reception areas, all providing excellent access to the gardens, making the house ideal for both family living and entertaining. Impeccably maintained throughout, the property is filled with natural light and offers a bright, airy atmosphere.

On entering the house, you are welcomed by a spacious ceramic-tiled entrance hall with a guest cloakroom and access to the integral double garage. To the left is the superb, newly fitted open-plan kitchen, which opens into a central dining hall. The kitchen features bespoke white cabinetry with quartz work surfaces, a central island, and an extensive range of high-quality integrated appliances. A separate, fully fitted utility room provides additional storage and access to the front garden.

The kitchen flows into a large central dining hall with doors opening onto the front terrace, which in turn leads to the main reception room. This is a generous and versatile space with glazed doors opening to both the front and rear gardens, perfect for entertaining. There is a further reception room to the rear with access to the sun terrace and garden, along with a well-appointed study fitted with shelving and cupboards.

The first floor is arranged around a wide central landing. The principal bedroom enjoys views over open countryside and benefits from a fitted dressing area and a recently installed, luxurious en-suite shower room. There are two further double bedrooms overlooking the front and rear gardens, a single bedroom with fitted wardrobes, and a family bathroom with both bath and shower.

A particular advantage of the house is the separate guest suite, comprising a double bedroom with fitted wardrobes and en-suite shower room. This area is accessed via its own staircase from the main dining hall, offering privacy and flexibility.





SELLER INSIGHT

“ Set within the charming Northamptonshire village of Chapel Brampton, Merry View is a beautifully presented and generously proportioned family home, offering space, style, and flexibility in equal measure. Enjoying a peaceful position with far-reaching views across the Brampton Valley and the open countryside beyond, this much-loved home provides an exceptional lifestyle for modern family living.

Originally built in the mid-1950s, the property had already been extended prior to the current owners' purchase. Over the past five years, however, they have further enhanced and refined the home, adding both luxury and practicality whilst preserving its warm, welcoming character. The result is a superbly balanced residence that effortlessly combines contemporary comfort with timeless appeal.

At the heart of the home lies a stunning, state-of-the-art kitchen, thoughtfully designed as the sociable hub of family life. Flowing seamlessly into the adjoining dining room and large family room, this open-plan arrangement creates a bright and airy atmosphere, ideal for both everyday living and entertaining. The family room also provides direct access to the spacious garden, offering a safe and enjoyable outdoor environment for children to play while remaining easily supervised. In addition, there is an elegant and generously sized reception room, providing a more formal setting making the room perfect for relaxed evenings or hosting guests.

Another of Merry View's most appealing features is the flexibility afforded by its two garden areas, allowing for outdoor enjoyment throughout the year. Whether hosting summer gatherings, family celebrations, or enjoying quiet moments, the gardens offer a peaceful and private backdrop for every occasion.

The surrounding countryside is easily accessible, with open fields and scenic walking routes immediately nearby. The village enjoys a strong sense of community and is conveniently positioned close to an excellent choice of both state and independent schools, along with a wide range of leisure and sporting facilities. The well-regarded Spencer Arms public house is nearby, and Althorp House is within easy reach. Northampton town centre is just fifteen minutes away and, with excellent road and rail connections, commuting and travel are straightforward.

This wonderful home has been cherished by its current owners and is now offered for sale only due to logistical reasons. Merry View presents a rare opportunity to acquire a beautifully appointed and spacious family residence, ready for new owners to move in immediately and begin enjoying life here at its very best.⁸

* 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.





Externally, the property is approached via a gated driveway leading to a large, gravelled frontage with parking for at least five vehicles, as well as an integral double garage. The southwest-facing rear gardens are beautifully landscaped and offer a high degree of privacy, with mature hedging, trees, a large lawn, stocked flower borders, and a paved sun terrace extending across the width of the house. A further front garden overlooks the village road and is laid mainly to lawn with mature laurel hedging.

Merry View is situated in the quiet rural village of Chapel Brampton, just north of Northampton. The area offers a peaceful countryside setting while remaining conveniently connected. Northampton town centre is easily accessible via local roads and the A508/A5199, with the M1 motorway reachable in approximately 15–20 minutes. Northampton railway station, around four miles away, provides frequent services to London Euston, Birmingham, and beyond.

Services, Utilities & Property Information

Tenure: Freehold

Council Tax band: F

Local Authority: West Northamptonshire Council

EPC: C

Property construction : Stone and Tile

Electricity supply: Mains Electric

Water supply: Mains

Drainage & Sewerage: Mains

Heating - Gas

Broadband: FTTC / FTTP Standard Fibre Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage: 4G mobile signal is available in the area - we advise you to check with your provider.

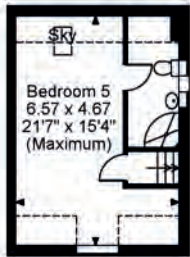
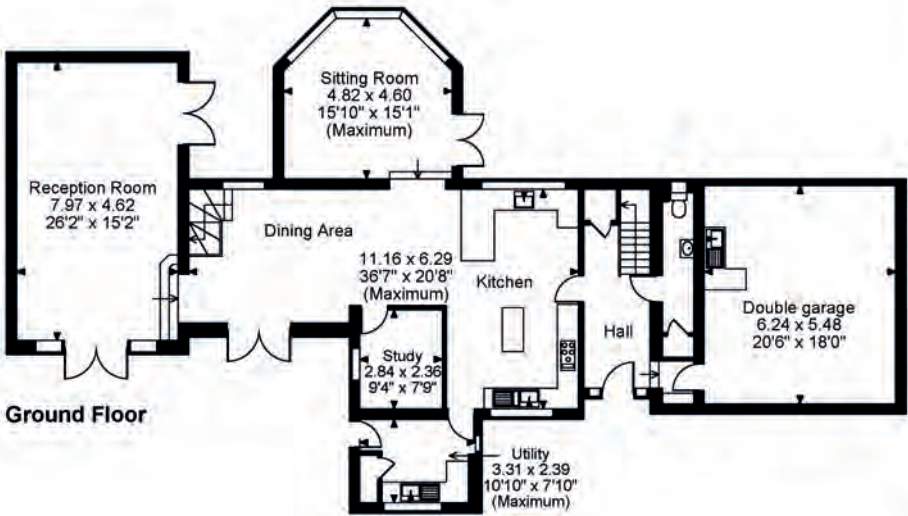
Parking: Integral Double Garage and parking for at least 5 cars

Prospective purchasers should be aware that Tree Preservation Orders (TPO) affects trees within the curtilage of the property. For further information please speak to agent.

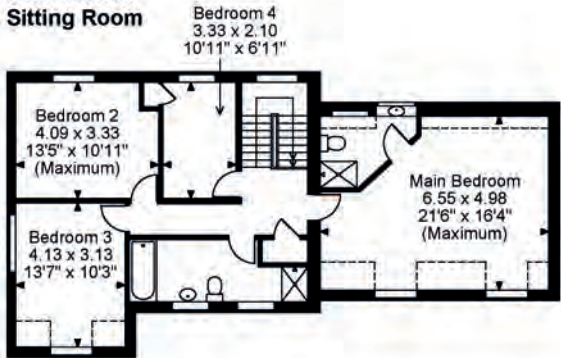


Merry View Back Lane, Chapel Brampton, Northampton

Approximate Gross Internal Area
Main House = 2702 Sq Ft/251 Sq M
Garage = 368 Sq Ft/34 Sq M
Total = 3070 Sq Ft/285 Sq M



Floor Above Sitting Room



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: F



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 02.02.2026





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