



Nether Preston
Preston Capes | Daventry | NN11 3TZ

 FINE & COUNTRY

NETHER PRESTON



A substantial, six-bedroom country home in excess of 5,000 sq. ft and set in approximately eight acres with a paddock and lake. Privately set in an outstanding edge of village location with breathtaking views.



12 THE
PRESTON





KEY FEATURES

Nether Preston is an exceptional country home located in a beautiful rural location on the outskirts of the sought after village of Preston Capes. This stunning property was originally a stone cottage but has been the subject of a meticulous full renovation and substantially extended and altered by the current owners. The house now offers a luxurious family home with a wonderful contemporary feel that has been designed to take in the breathtaking countryside views, undoubtedly some of the best in the county. The property also incorporates a guest wing/annex.

On entering you are greeted by a bright and spacious entrance hall with a porcelain tiled floor, the hallway is flooded with natural light from the impressive double height glass wall which also houses the impressive wood, steel and glass staircase. There is also a guest cloakroom. Glazed double doors open into the beautiful main reception room and you are immediately drawn to the bi-folding doors to take in the stunning views. This spacious room has a period style fireplace with fitted multi-fuel fire and a further set of bi-folding doors that open onto a sun terrace with views. Glazed double doors lead through to the large central dining/family room which is ideal for family entertaining and has bi-folding doors that open onto the paved sun terrace with far reaching views over the gardens and adjoining countryside. To the front is a very handy home office overlooking the front driveway. The stunning kitchen is a cook's dream! It is fitted with an extensive range of bespoke units with granite work surfaces, porcelain tiled floor, an oil-fired Aga plus two integrated ovens, a microwave and fridge and freezer, in the centre of the room is a large 'U' shaped preparation island with two sinks and induction hob and two integrated dishwashers. There is a spacious breakfast area with bi-folding doors that open onto a covered dining terrace with countryside views. Adjacent to the kitchen is a large utility/boot room with stable door to the garden, it has fitted units, plumbing for a washing machine and space for a dryer, oil fired boiler plus a utility's cupboard with the underfloor heating manifold and hot water tank. There is also a modern shower room. The whole of the ground floor has underfloor heating.

An inner lobby gives access to the integral double garage, and a staircase rises to the guest wing/annex. It's a wonderful suite with a bright and spacious open plan reception and fitted kitchen, a separate double bedroom with an impressive double height glazed feature window and vaulted ceiling plus a luxurious en-suite shower room.

Approached from the striking contemporary wood and glazed bespoke staircase onto a wide central landing with linen cupboard and access to the bedrooms all with en-suites. The first is an impressive guest double bedroom with bi-folding doors opening onto a balcony and amazing views, it has fitted wardrobes and an en-suite bathroom with shower. There are a further four double bedrooms two of which have en-suite shower rooms and two have a Jack and Jill bathroom. The main bedroom suite is a very bright and relaxing room with bi-folding doors opening onto a large sun terrace overlooking the gardens and countryside beyond. There is a large fully fitted walk-in wardrobe, air conditioning and a high quality contemporary en-suite bathroom with shower.

From the landing a further staircase leads to the second floor which has a central landing area. On the left is a cinema room/gym and the other side of the staircase is a bright and spacious hobbies room.

OUTSIDE

The property is located along a quiet village road with a pair of electric wooden gates that open onto a vast sweeping gravelled drive and extensive parking area. There is an integral double garage with electric doors. The front gardens are completely private and laid to lawn with mature hedging, cherry trees and shrubs. The gardens are a sheer delight and are laid to lawn with mature hedging and shrubberies. A vast sandstone paved sun terrace spans the full width of the rear of the house and extends to both sides, it's a superb terrace ideal for outside entertainment and alfresco dining, there is a planted border with water feature. The sweeping lawns have a staircase that leads down to the lower garden where you will find an orchard, a summerhouse and your own private lake with water fountain and sun deck area which is a lovely tranquil spot to enjoy the late evening sun. There is a further area with raised vegetable and flower beds, natural woodland, greenhouse, composting area and a large garden store and shed. This area has a separate access onto the village road. And lastly, we have the paddock which extends to approximately 3.78 acres and is fenced and hedged with gated lane access.

Freehold | Council Tax Band: G | EPC C





SELLER INSIGHT



We have lived here for fourteen wonderful years. In 2018, the house was completely rebuilt, so while we've long cherished the setting, the home itself is effectively modern and new throughout.

It was the setting that captured us immediately with the unspoiled countryside, rolling views, and remarkable sense of privacy. We could instantly see the potential to create something truly special here.

The house sits beautifully within rolling countryside, enjoying peace, privacy, and uninterrupted views in every direction. It feels wonderfully secluded, yet never isolated.

Life here is truly idyllic. No two days ever feel the same, the skies are constantly shifting, wildlife is abundant, and the house opens effortlessly onto the surrounding landscape.

The kitchen is undoubtedly the heart of the home. With its AGA, generous proportions, and floor-to-ceiling glass doors framing the views, it's perfect for both family life and entertaining. In winter, gathering around the log burner in the living areas feels especially cosy and atmospheric.

The views are breathtaking in every season. Spectacular sunrises and moonrises unfold across wide, open skies, and the dark nights are something truly special. The lake provides a beautiful focal point and continually attracts wildlife.

The complete rebuild in 2018 sets this home apart. Every element plumbing, electrics, heating, plasterwork, fittings, and finishes was renewed. It offers modern luxury while retaining genuine countryside charm. The floor-to-ceiling glass doors across the ground floor flood the interiors with light and create a seamless connection to the outdoors.

The layout was thoughtfully designed for modern family living and entertaining. The ground floor flows beautifully, with each space opening directly onto the garden through full-height glazing, creating effortless indoor-outdoor living.

We approached the rebuild with a desire to blend timeless character with contemporary comfort. The AGA, log burner, and carefully selected finishes add warmth and personality, while the overall specification is modern and of exceptional quality.

The house supports peaceful, practical daily living, yet it transforms effortlessly into a wonderful space for large gatherings and celebrations.

Natural light is one of its defining features. Surrounded by open countryside and framed by expansive glazing, the atmosphere shifts constantly with the seasons and the weather, making the home feel alive and ever-changing.

The gardens are mature and professionally planted, providing structure, colour, and year-round interest. A fully self-sufficient vegetable plot has been incredibly rewarding to maintain. The lake brings tranquillity and wildlife, while the lakeside cabin offers a peaceful retreat to sit and absorb the surroundings.

The house and grounds lend themselves beautifully to entertaining. We have even hosted a wedding on the back lawn the space, views, and setting made it unforgettable.

The most significant improvement was the full rebuild in 2018. The property was taken back to its core and reconstructed, ensuring every system and finish is modern, efficient, and up to date.

This home reflects our love of nature, quality craftsmanship, family life, and thoughtful design. It balances self-sufficiency with comfort and understated luxury.

We will always treasure moments such as watching deer by the lake, foxes emerging at dusk, badgers crossing the fields, and witnessing dramatic sunrises and moonrises from the house. Those experiences never lose their magic.

It offers the peace of true countryside living while still feeling connected to a wider community.

The neighbours and local area have a welcoming, respectful atmosphere a community of people who value the beauty and privacy of rural life.

There are endless opportunities for country walks, wildlife spotting, horse riding, mountain biking, and golf. Simply stepping outside and embracing the landscape is part of everyday life here.

The location offers complete rural tranquillity while remaining within easy reach of essential amenities and services.

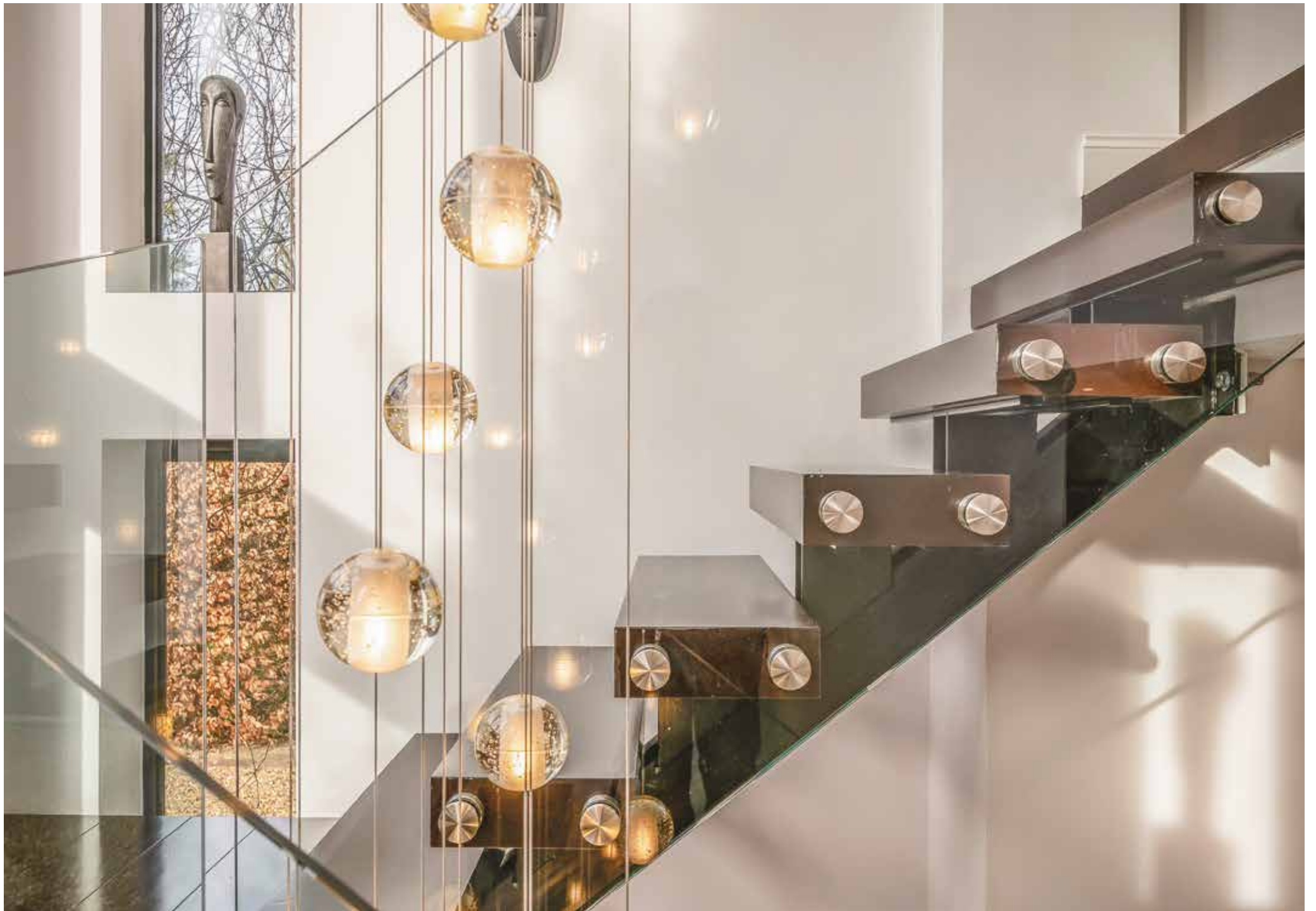
Our advice to a future owner would be to fully embrace the outdoor space enjoy the lake, the gardens, and the ever-changing views. This is a home that rewards those who immerse themselves in its setting.

*What we will miss most are the vast skies, the wildlife, the profound sense of calm, and the seamless connection between the house and the landscape. It has been an extraordinary place to call home.**

* 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.















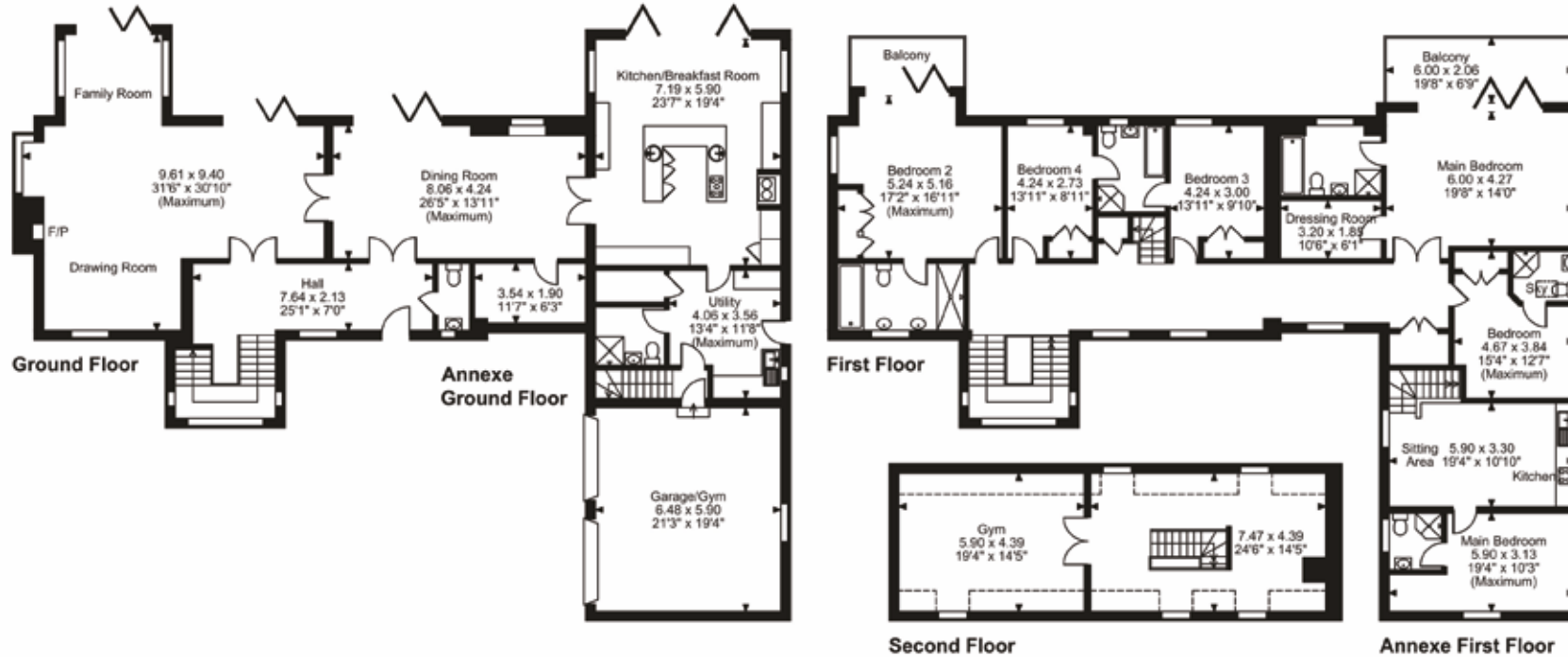
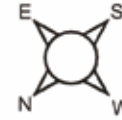








Nether Preston, Preston Capes
Approximate Gross Internal Area
Main House = 4391 Sq Ft/408 Sq M
Garage/Gym = 412 Sq Ft/38 Sq M
Annexe = 460 Sq Ft/43 Sq M
Balcony external area = 133 Sq Ft/12 Sq M
Total = 5263 Sq Ft/489 Sq M



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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We value the little things that make a home

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FOUNDATION

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