

# The Paddocks, Glebe Lane, Lower Harlestone



RICHARD  GREENER



THE PADDOCKS

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Glebe Lane, Lower Harlestone

£1,750,000

This outstanding equestrian property stands in an idyllic rural location in domestic garden and paddock extending to approximately eight acres and enjoying spectacular views over the north Northamptonshire countryside.

## Accommodation

Ground Floor: Reception Hall | Lounge | Dining Room | Inner Hallway | Study | Kitchen/Breakfast Room | Utility Room | Boot Room | Cloaks/Shower Room

First Floor: Landing | Master Bedroom Suite – Bedroom One | Bathroom Ensuite | Dressing Room | Guest Bedroom Suite – Bedroom Two | Shower Room Ensuite | Bedroom Three | Bathroom Ensuite | Bedroom Four | Family Bathroom | Storeroom | Linen Room

Outside: Double Garage | Timber Implement Store | Gymnasium | Pump Room | Outbuildings | Stable Block | Barn | Garage | Office | Tool Store | Grass Paddock

**In Excess of 4,000 Square Feet**

**Garden and paddock extending to approx. eight acres**

**RICHARD  GREENER**

9 Westleigh Office Park, Moulton Park,  
Northampton, NN3 6BW  
[www.richardgreener.co.uk](http://www.richardgreener.co.uk)



## Description

This impressive country residence extends to over 4,000 square feet and offers a superb blend of spacious living and versatile accommodation, ideal for both family life and entertaining.

The ground floor is centred around a welcoming reception hall, leading to a selection of elegant living spaces including a lounge, dining room, and study. A well-appointed kitchen/breakfast room forms the heart of the home, complemented by a utility room, boot room, and a convenient cloak/shower room.

Upstairs, the first floor provides generous bedroom accommodation, featuring a luxurious master suite with its own dressing room and ensuite bathroom. A guest bedroom suite also benefits from an ensuite shower room, while three further bedrooms are served by additional ensuite and family bathroom facilities. Practical spaces such as a linen room and storeroom enhance functionality.

Externally, the property is exceptionally well-equipped, with a range of outbuildings including a double garage, additional garage, gymnasium, office, barn, stable block, and various stores. The grounds are a particular highlight, with beautifully maintained gardens and a grass paddock extending to approximately eight acres, offering a wonderful sense of space and privacy.











## The Paddocks

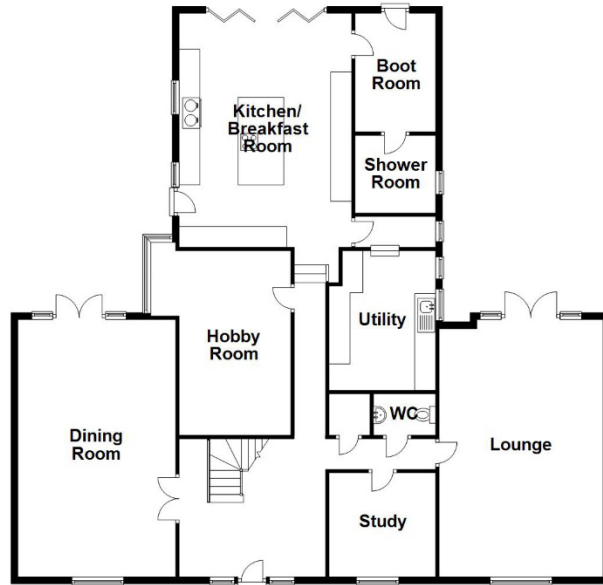
Located to the north of the outdoor school and the buildings there is an extensive grass paddock with post and rail fencing and gate leading to the additional fenced paddocks which gently slope away towards open farmland with spectacular views towards Holdenby House. The paddocks are all down to grass, post and rail fencing, water trough and field shelter. The entire property extends to approximately eight acres.

## Rear Garden

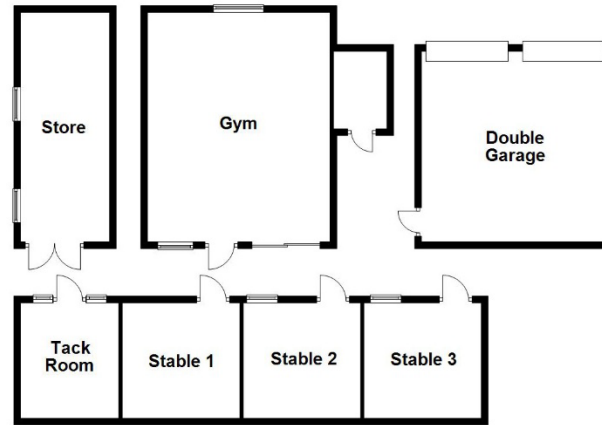
Approached by a block paved terrace where there is an ornamental fish pond, pathway leading to the sunken heated swimming pool (measuring 10 meters by 5 meters) with mosaic poly liner with roman end steps. Beyond this there is an extensive lawn.



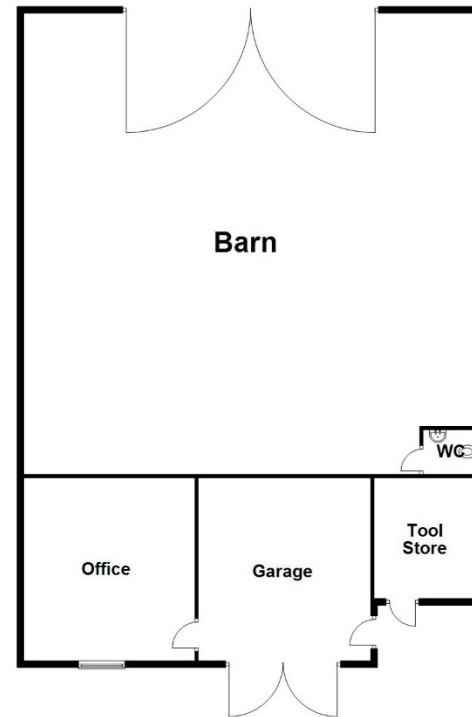
**Ground Floor**



(Not in position)



**First Floor**



Not to scale. For illustrative purposes only



## Services

Main water and electricity are connected. Central heating to the house is from a Trianco Redfyre oil fired boiler supplying underfloor heating to the ground floor and radiators to the first floor. An LPG gas fired boiler services some of the outbuildings. Drainage is to a private septic tank and the property has the benefit of a security alarm perimeter beam technology and CCTV covering the barn, stables and yard. The interior of the house has category five wiring and Mitsubishi air conditioning units to principal rooms.

## Council Tax

West Northamptonshire Council - Band E

## Local Amenities

Within Harlestone there is a Village Hall and recreation ground as well as the Parish Church of St. Andrew, the Fox & Hounds Public House, the Harlestone Primary School and the Northampton Golf Club. Secondary education is at The Duston School and Moulton Co-educational County School. M1 access is to Junction 16 north bound and to Junction 15a south bound.

## How To Get There

From Northampton proceed in a north westerly direction along the A428 Harlestone Road and out of Northampton through New Duston. Continue on through the village of Lower Harlestone passing the Fox and Hounds public house and then climb the hill out of the village and take the second turning on the right into Glebe Lane and follow the road towards the far end where the property stands on the left hand side.



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