



The Dower House
Pitsford Hall | Moulton Road | Pitsford | Northampton | NN6 9AU

STEP INSIDE

The Dower House

A superb Grade II Listed 4 bedroom, 3 bathroom Georgian house with private gardens of approximately 0.35 acre plus three garage and gated parking for at least 4 cars.

The Dower House is a beautiful, grade II listed stone-built house built circa 1775 located in the grounds of Pitsford Hall. The house has a classic Georgian facade and is set in private, mature gardens extending to approximately 0.35 acre. There is a separate courtyard with an impressive, gated entrance leading to gravelled driveway with parking for at least four cars leading to a range of garages and carports.

The house is approached through the front garden and on entering through the original oak door you are greeted by an impressive split level entrance hall. The entrance hall has an original oak staircase, oak floor and a guest cloakroom/boot room. On the lower level an original panelled door opens into the most imposing drawing room/sitting/dining room. This superb room is exceptionally bright with natural light from arched windows facing onto the front, side and rear gardens. There is an original oak floor and an impressive period fireplace with green veined marble slips, a wood burner and fitted cupboards either side, the walls also have superb mouldings. The kitchen/breakfast room is a large bright room with a high arched ceiling, it has a range of base and wall cupboards with under unit lighting and granite worktops, an electric fired Aga and plenty of room for a breakfast table, a door opens onto the sun terrace and garden.

On the first floor is a wide central landing with a gallery area overlooking the front entrance hall and a further staircase leading up to the top floor suite. There are three double bedrooms on this floor, two have period fireplaces and the larger of the three has fitted wardrobes and an en suite shower room. There is also a luxurious family bathroom with a free-standing roll top bath and a shower cubicle. On the top floor is a superb bedroom suite with exposed stone walls, beams and trusses, at opposite ends of the room are lovely circular windows. There is a large bedroom which leads through to a walk-through wardrobe and a modern en-suite shower room with open views from the original circular window.





SELLER INSIGHT

“ Our family have loved our time in The Dower House. The first thing that strikes you is how beautiful it looks. As you walk up through the garden and see it properly for the first time, it's quite special, full of character and lovely features.”

“There's also so much history here. Being attached to Pitsford Hall, which was visited by the Royal Family in the early 1900s gives it a real sense of story and heritage.”

“Since living here we've made a few updates, but we never wanted to change too much because it was already such a lovely home. The oak staircase always gets comments, it's the first thing you see when you enter with its dual aspect it makes such an impression. The fireplace in the lounge is another feature we've always loved.”

“My favourite room has to be the open-plan lounge and dining space. It's big, welcoming and holds so many memories. With a large family, this house has always been the place everyone gathers, especially at Christmas. It's perfect for hosting, people can sit in different spots but still feel together.”

“The garden is truly the standout for me. It's private, peaceful and feels like a little retreat. We've had so many happy moments out there from family badminton, rounders, sunny dinners on the patio. Just last week we had two muntjacs wander through, and we often see badgers, foxes, rabbits and squirrels. At night the sky is so clear and full of stars. It's incredibly calm, and I'll really miss that.”

“It's a home that people naturally gravitate towards. The dining table seats around twelve, the kitchen flows into the dining area, and it just works so well when you're entertaining.”

“The community is friendly and welcoming, great for children, with a lovely park, a village pub and regular events at the village hall. It's also well placed for commuting - you can be in Northampton quickly and on the train to Euston in about an hour.”

“What I'll miss most is the garden in the summer and the peace it brings. And in winter, it's the space filled with family, the fire on, and that cosy feeling of everyone being together.”

* 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.





Outside the property is approached by an impressive stone pillars with double timber gates leading into a gravel courtyard with parking for at least 4 cars, plus a double and single garage and two open brick-built car ports/storage. There are two sets of steps leading up to The Dower House. The gardens have an east west aspect and are mainly laid to lawn with a mixture of mature hedging and trees; there is summer house and a further enclosed garden area which leads to the kitchen and sun terrace.

Pitsford is a very popular village lying to the north of Northampton in an area of rolling countryside close to Pitsford Reservoir with its excellent trout fishing and sailing facilities. The village has a church and public house, primary and an independent school.

Services, Utilities & Property Information

Tenure – Freehold

Grade II Listed

EPC D

Council Tax Band G, West Northamptonshire District Council

Property Construction – Standard – brick & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage – Mains

Heating – Gas Central Heating

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Garage parking for 4 cars. Driveway for 4+ cars

For full details of this property please call Jonathan Lloyd-Ham at the Fine & Country Northampton



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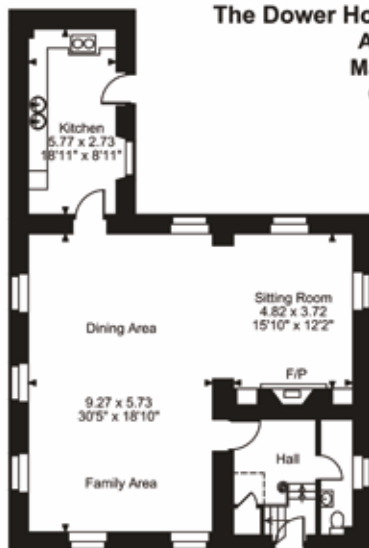
Approximate Gross Internal Area

Main House = 2496 Sq Ft/232 Sq M

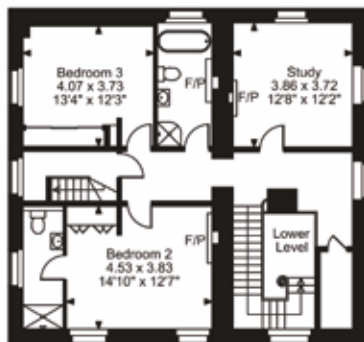
Garages = 1373 Sq Ft/128 Sq M

Store = 65 Sq Ft/6 Sq M

Total = 3934 Sq Ft/366 Sq M



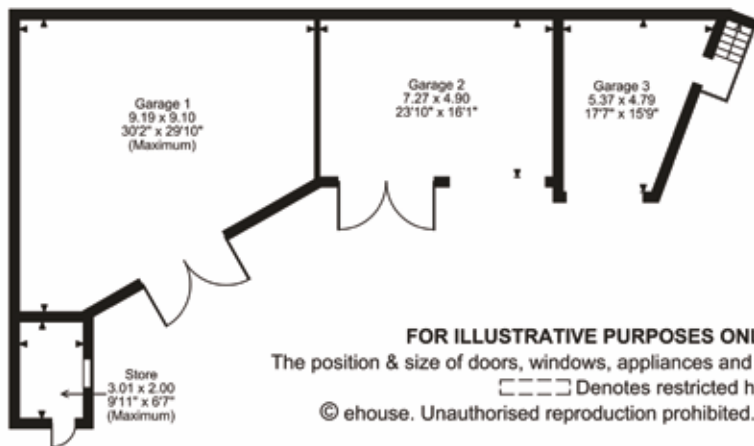
Ground Floor



First Floor



Second 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		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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





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