



The Vinery  
1 The Nurseries | Northampton | NN7 2BU

# STEP INSIDE

## The Vinery

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An individually designed four/five bedroom detached property with double garage and landscaped gardens situated down a private drive in sought after Horton.

The Vinery is a unique split level family home located within the former walled gardens of the historic Horton Hall Estate, offered to the market with no onward chain. Approached via The Drive, one of the area's most sought-after residential addresses, The Vinery is an immaculately presented home surrounded by beautifully landscaped mature gardens.

Originally built in the 1970's, the property offers versatile accommodation arranged across three levels, with a design that embraces natural light and a strong connection to the surrounding gardens. Throughout, there is a wonderful sense of openness, while the layout provides both flexibility and separation for modern family life.

The welcoming entrance hall forms the heart of the home, where an open-tread hardwood staircase provides a striking architectural focal point and links each level. A modern cloakroom and built-in coats cupboard add practicality, while the bedrooms are located on this floor, creating a natural distinction from the living spaces above.

The main bedroom is bright and generously proportioned, enjoying outlooks over both the front and rear gardens. An extensive range of solid wood fitted wardrobes provide excellent storage and are complemented by a contemporary en-suite shower room. Three further double bedrooms complete this level, including one with fitted wardrobes and a vanity unit with wash basin, providing useful additional facilities for family members and guests. These rooms are served by a luxurious family bathroom with bath and shower cubicle.

The upper floor is devoted to the superb family living spaces, where an impressive dual-aspect sitting room forms the centrepiece of the house. Flooded with natural light, the room is defined by a lofty, vaulted timber ceiling and a contemporary fireplace, glazed sliding doors open onto a south-facing decked terrace ideal for relaxing or dining. Mature surrounding trees create a notably private setting, affording a sense of seclusion despite the elevated position. Adjoining the sitting room, the dining room enjoys an attractive outlook across the rear garden and connects to the kitchen through a wide feature opening. The arrangement allows conversation, movement and serving to flow naturally between the two spaces while retaining the character and practicality of separate rooms. The kitchen is thoughtfully planned and fitted with an extensive range of contemporary units, making excellent use of the available space, together with a Bosch double oven, gas hob and integrated appliances.

On the lower level, a spacious room currently used as a home office benefits from excellent natural light and direct access to the garden through French doors. Equally suited as a family room, guest accommodation or fifth bedroom, it offers valuable flexibility to suit changing needs. Adjacent is a substantial utility/boot room with fitted units and space for further appliances. There is also access to the integral double garage with electric door.





# SELLER INSIGHT

“ This truly magnificent home, built in 1976, is located within the peaceful village of Horton and surrounded by unspoilt countryside. With its innovative design, it enjoys a tranquil setting in what was once the kitchen garden of the historic Horton Hall. This exceptional property has been the cherished home for its owners, Glenn and Jo, for the past thirty years.

“We were browsing the property pages in the newspaper when we came across details of what seemed to be an intriguing house. Out of curiosity we came to take a look and were immediately bowled over by its style and magical setting. Although somewhat unloved at the time, its potential was obvious and, by the time we arrived back home, we knew this was to be our future home”.

“Our first year in the house was challenging and, although we sought professional assistance when necessary, we carried out much of the renovation work ourselves, often only managing to sit down for supper late into the evening. We took great care to preserve the unique character of our home, creating the fabulous residence it is today, while continuing to enhance it over the years with the luxuries and comforts of contemporary lifestyles”.

“Our home is designed in an ‘upside-down’ style, with day to day living on the first floor. This special area flows beautifully, with the main reception room enhanced by its magnificent vaulted ceiling and, also, its large doors opening out onto a spacious balcony overlooking the garden. This creates some of the very best indoor/outdoor living and is ideal for entertaining, whatever the occasions. The flexible layout throughout our home offers many possibilities on its use, not least of which is the outstanding area we have created for home working.”

“We gave as much attention to the garden as we did to the interior. Professionally landscaped, it offers year round interest and provides several areas for dining and relaxation, perfectly complementing the house. In addition it is also a wonderful outside space for entertaining.”

“Horton adjoins Hackleton, within walking distance, and which has a selection of individual shops plus an award winning primary school. Excellent education opportunities for older children, both state and independent, are close by. Northampton and Milton Keynes both offer mainline stations, excellent shopping and a wide range of amenities, while Milton Keynes provides a quick and easy journey into London Euston of around 35 minutes.”

“The local area is renowned for walking and cycling, with excellent sport and leisure facilities nearby. It has been a joy to live in this unique location with its small, caring and sociable community that respects individual privacy. Now it is time for our next adventure, but we know whoever chooses to live here will enjoy a truly special quality of life.”\*

\* 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.





A defining feature of The Vinery is its exceptional garden. Enclosed by the historic estate walls and professionally landscaped, the south-east-facing rear and side gardens provide a remarkable sense of privacy and tranquillity. Sweeping Lawns are framed by established borders, specimen trees, mature shrubs and climbing roses, creating colour and interest throughout the seasons. The garden has been designed to be enjoyed from a variety of perspectives with a series of distinct areas. A large, paved patio with shaded seating, a pergola-covered seating area, a charming, thatched summerhouse and an ornamental pond with water features each offer their own atmosphere and outlook. A distinctive hexagonal timber-framed greenhouse adds further interest, while a further greenhouse and garden shed are discreetly positioned to the side of the property.

To the front, the garden is laid mainly to lawn and bordered by mature trees, shrubs and established planting. A generous driveway provides ample off-road parking and leads to the integral double garage.

The Vinery presents a rare opportunity to acquire a home of individuality in one of the area's most sought-after locations, combining versatile accommodation, architectural interest and beautifully established gardens.

Horton is well situated between Northampton and Newport Pagnell and within easy reach of Junctions 14 and 15 of the M1 motorway. The nearest main shopping centres are Milton Keynes and Northampton together with Rushden Lakes and the pretty Georgian market town of Olney which is about 8 miles away. Train services are available into London Euston from Milton Keynes and Northampton.

#### **Services, Utilities and Property Information**

Freehold | Council Tax Band F | EPC D

A Beautifully Presented Split Level Detached Family House Located In Sought After Horton

Vaulted Reception Room with Open Fire, A Large Dining Balcony

Spacious Dining Room

Fitted Kitchen, A Separate Utility/Boot Room

Four/Five Double Bedrooms

Superb Home Office/Family Room or Can Be Bedroom 5

Luxurious Family Bathroom, En Suite Shower Room

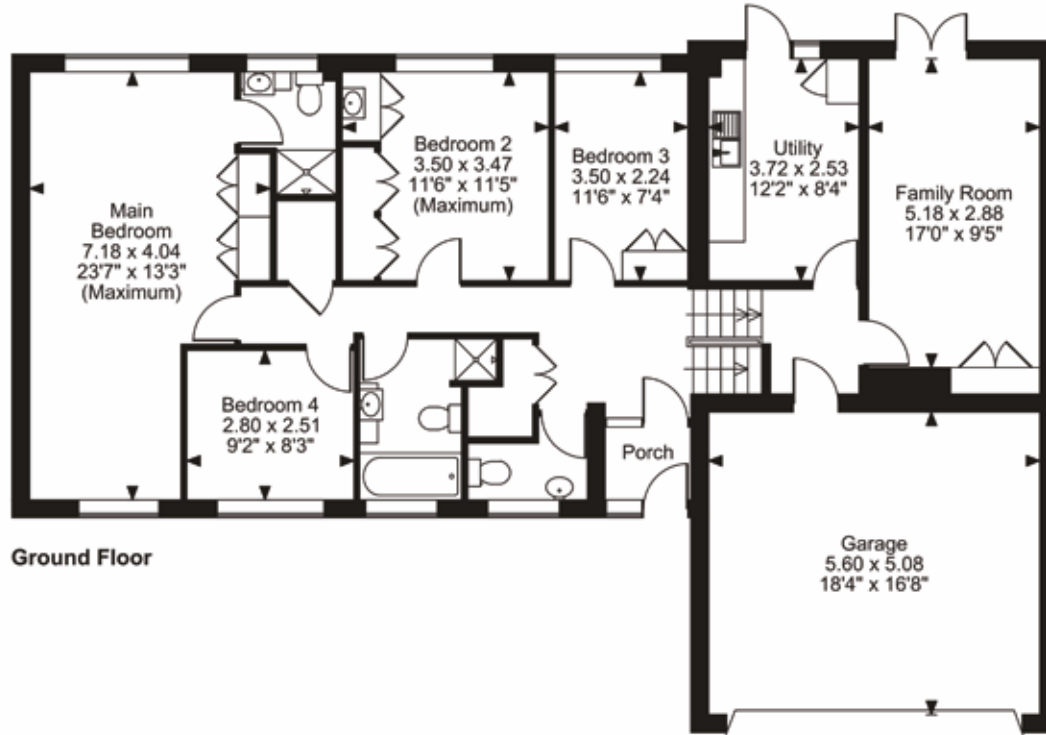
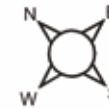
Professionally Landscaped Southeast Facing Gardens with Water Features

Double Garage and Driveway Parking

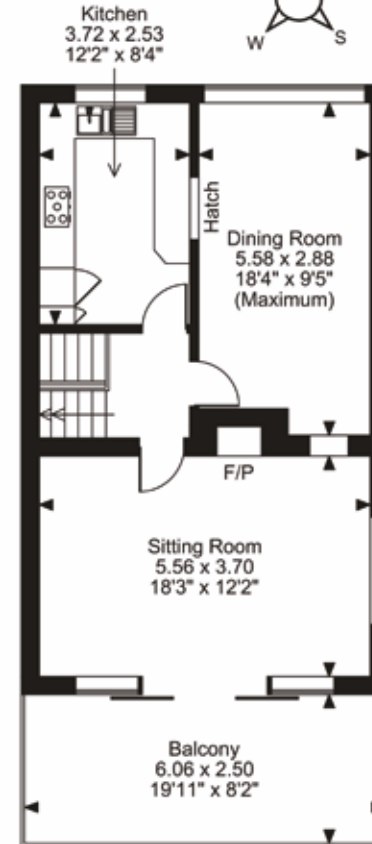
Freehold With No Chain EPC Rating D



**The Nurseries Horton, Northampton**  
**Approximate Gross Internal Area**  
**Main House = 1779 Sq Ft/165 Sq M**  
**Garage = 304 Sq Ft/28 Sq M**  
**Balcony external area = 163 Sq Ft/15 Sq M**  
**Total = 2083 Sq Ft/193 Sq M**



**Ground Floor**



**First Floor**

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 The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
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.





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PARTNER

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