



Coach House  
Church Street | Watford | Northampton | NN6 7UR

# COACH HOUSE





## A Remarkable Grade II Listed Village Home

Tucked discreetly beside St Peter & St Paul's Church within one of Northamptonshire's most charming villages.

Hidden away in an exceptionally private setting, the Coach House is a striking Grade II Listed family home offering over 4,000 sq ft of beautifully appointed accommodation, set within approximately 0.75 acres of landscaped gardens.

Originally constructed in the late 17th century as part of the historic Watford Court Estate, the property was sympathetically converted into a substantial private residence in 1975 following the estate's demolition. Today, it stands as an elegant and highly individual village home, combining period character, architectural presence and refined modern living.

Built from attractive local ironstone, the property displays an abundance of original features including stone mullion windows, coped gables, exposed timbers and vaulted ceilings, all of which have been carefully preserved and enhanced.

### The Accommodation

#### Ground Floor

The original entrance door opens into an impressive reception hall which also serves as an alternative sitting room and currently used as a games room. This welcoming space features an attractive stone floor, exposed brick fireplace with log burner and stone mullion windows. An oak staircase rises to the first floor.

From here an inner lobby leads to the heart of the home while an original door opens into the TV room finished with high-quality engineered timber flooring, exposed ceiling beams and direct access to the oak-framed conservatory.

The conservatory is a stunning addition flooded with natural light and enjoying uninterrupted views over the gardens. Terracotta tiled flooring, radiator heating and double doors opening onto the grounds make this an exceptional year-round living space.

Adjoining the TV room is a study/gym offering independent access to the front of the house, matching engineered flooring and access to a secondary cloakroom. An additional store room/office lies just beyond featuring an original leaded window and providing an ideal work-from-home environment.

The inner lobby laid with travertine flooring and benefitting from underfloor heating provides access to a well-appointed cloakroom, a fully fitted utility room with bespoke oak cabinetry and integrated Miele appliances and the exceptional family kitchen.

The kitchen is a true centrepiece of the home created from the conversion of the former barns. This vaulted space features exposed timbers, travertine flooring throughout and a commanding Aga range at its heart. Complemented by bespoke cabinetry, granite worktops, a curved timber island with breakfast bar, integrated appliances and bi-fold doors opening onto the gardens it is perfectly designed for both family life and entertaining.

Leading directly from the kitchen is the principal sitting room with vaulted ceiling, exposed A-frames, engineered oak flooring a feature log burner and bi-fold doors opening onto the rear terrace.













### First Floor

The first-floor landing is naturally illuminated by conservation roof lights and provides access to five generous bedrooms and the family bathroom.

The principal bedroom suite is particularly impressive enjoying garden views through three stone mullion windows, a vaulted ceiling with exposed beams and a luxurious ensuite wet room finished with high-quality fittings and a rainfall shower.

A beautifully appointed family bathroom serves the remaining bedrooms, featuring a contemporary white suite, walk-in rainfall shower and elegant stone detailing.

A substantial guest bedroom sits at the far end of the landing benefitting from its own ensuite wet room. Three further double bedrooms all with stone mullion windows complete the accommodation.













## Outside

### Gardens & Grounds

The Coach House occupies a wonderfully secluded plot of just under 0.75 acres enclosed by attractive stone walls that reflect the property's historic origins.

The gardens wrap around three sides of the house and are laid predominantly to lawn interspersed with mature beech and yew trees providing privacy, shelter and year-round interest. Multiple paved terrace areas offer ideal spaces for outdoor dining and entertaining while a charming newly thatched breeze house provides a peaceful retreat within the grounds.

Bordering the churchyard to the rear the gardens enjoy a unique sense of tranquillity and security rarely found in village settings.

### Garage, Studio & Parking

An electric five-bar gate opens onto a sweeping gravel driveway providing ample parking for numerous vehicles.

A substantial detached garage building offers secure parking alongside a versatile studio space, currently used as a pottery studio. Subject to the necessary consents, this building presents exciting potential as a home office, creative workspace or ancillary accommodation.

Additional outbuildings and wood stores are discreetly positioned to the side of the garage.







# LOCATION

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Watford is a peaceful and picturesque Northamptonshire village, surrounded by open countryside yet exceptionally well connected. Nearby Long Buckby (approximately two miles) offers everyday amenities and a mainline railway station with direct services to London Euston. Further shopping and services are available in Daventry and Rugby the latter offering fast rail connections to London in under an hour.

The village is well positioned for access to the A5, A14, M1 and M6, making it ideal for commuters. A wide selection of well-regarded state and independent schools can be found throughout Northamptonshire, Warwickshire and Leicestershire.





# INFORMATION

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## Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band – G

Local Authority – West Northamptonshire Council

Property Construction – Standard - ironstone and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Oil fired central heating

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

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

Parking – Garage parking for 2 cars and driveway parking for 4+ cars.

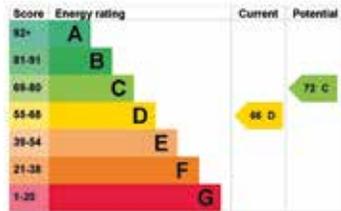
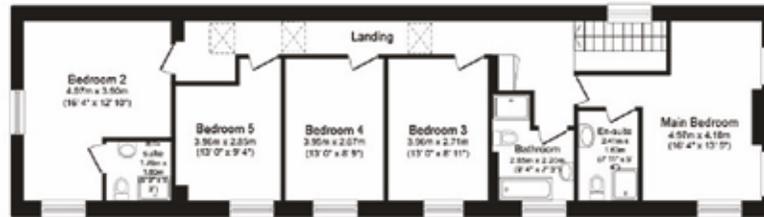
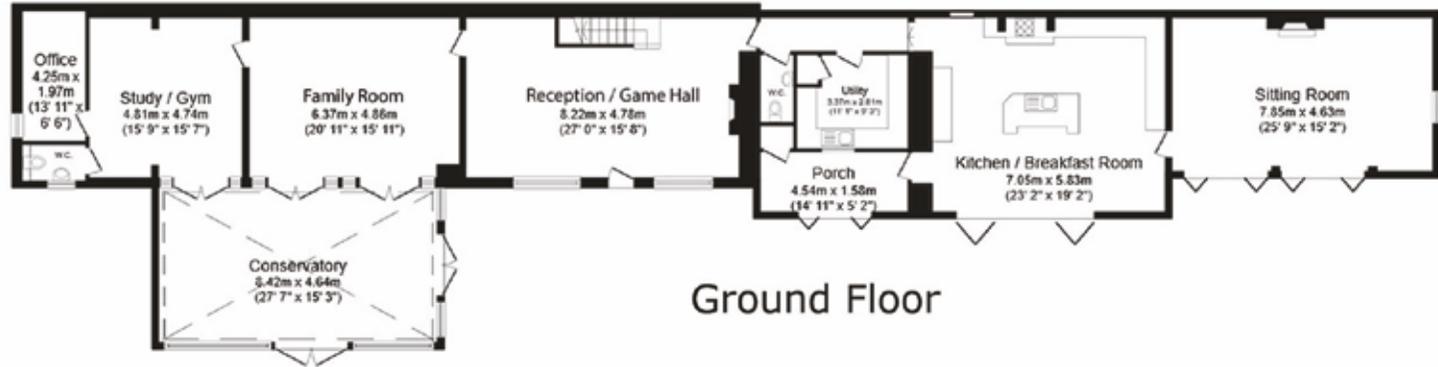
Special Notes – Grade II listed. Trees within the boundary of the property are subject to a Tree Preservation Order (TPO). There is a chancel repair liability on the property and an insurance policy is already in place. The property is subject to restrictive covenants, rights, and easements. Please contact the agent for more information.

Directions - Postcode: NN6 7UR



# Coach House, Church Street, Northampton, NN6 7UR

Approximate Gross internal Area  
 Main House = 373 sq.m. (4,020 sq.ft.)  
 Outbuilding = 72.7 sq.m. (778 sq.ft.)  
 Total = 445.7 sq.m. (4,798 sq.ft.)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 03.10.2024





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



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## LIZ & NICOLA

### PARTNER AGENTS

Fine & Country Rugby  
Liz: 07811 121363 | Nicola: 07976 453573  
email: [lizandnicola@fineandcountry.com](mailto:lizandnicola@fineandcountry.com)

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Rugby  
5 Regent Street, Rugby, Warwickshire CV21 2PE  
01788 820062 | rugby@fineandcountry.com

