



DOVE HOUSE
STANWICK, NORTHAMPTONSHIRE

JACKSON-STOPS 



DOVE HOUSE,
HIGHAM ROAD, STANWICK, NORTHAMPTONSHIRE, NN9 6QE

TOTAL APPROX. FLOOR AREA 6,976 SQ FT / 648 SQ M

BEAUTIFUL GRADE II LISTED VILLAGE FAMILY HOUSE ENJOYING A PRIVATE POSITION WITH MATURE GARDEN AND GROUNDS



DISTANCE

Rushden Lakes about 2 miles

Wellingborough about 8 miles

(Trains to St. Pancras International within 50 minutes)

Kimbolton about 8 miles

Northampton about 18 miles

Distances/times approximate

GROUND FLOOR

- Reception hall
- Five reception rooms
- Kitchen/breakfast room
- Cinema room
- Boot and utility rooms
- Cloakroom

FIRST FLOOR

- Principal bedroom suite with dressing room
- Guest bedroom suite
- Five further bedrooms
- Family bathroom and shower room

OUTSIDE

- Sweeping carriage drive
- Detached double garage
- Gym
- Double carport with studio above
- Garden studio
- Swimming pool
- Mature garden and grounds
- In all approximately 1.27 acres

GUIDE PRICE £1,650,000 Freehold

THE PROPERTY

Dating from the mid-17th century with later additions in the 18th century and significant restoration in the 19th century, this fine stone built village house enjoys a private position on the edge of the village.

Approached over a carriage drive, the property is set back and under the custodianship of the current owners, has been sympathetically modernised and updated yet much of the original character remains. Dove House has an imposing feel to it, offers very flexible family accommodation over two floors and is ideally suited for entertaining on an intimate or large scale.

Complementing the property are the delightful mature grounds which surround the house on all sides and offer a high degree of privacy and protection. The refurbished outdoor pool is a real lifestyle asset as is the home cinema room, large gym and semi-enclosed games room in the oak barn.

As with all individual properties a viewing is highly recommended to fully appreciate not only the extent and presentation of accommodation but the lifestyle opportunities on offer.

GROUND FLOOR

A panelled front door opens into reception hall with stairs gently rising to the first floor. The sitting room enjoys a double aspect with working wooden shutters and an inglenook fireplace houses a wood burner. In the corner, steps lead down to the wine cellar with a bottle capacity of just over 600 within the fitted wine racks. The drawing room also benefits from a double aspect with exposed floor boards and fireplace housing a wood burner. Running along one wall is a fitted bookcase and French doors lead out to the garden. Adjoining is the home office.

The dining room is conveniently located opposite the kitchen/breakfast room which is very well equipped with fitted units and extensive work surfaces with inset double bowl enamel sink and Quooker hot tap. Integral appliances include ILVE range cooker with six ring gas hob, ILVE combination oven/microwave along with dishwasher and fridge/freezer.





The rear hall provides access to the cloakroom, cinema room and fitted boot room. Lying off is a fully equipped utility room along with separate cloakroom serving the swimming pool with shower and at the far end lies the west facing conservatory.

FIRST FLOOR

The stairs rise and divide onto the landing that runs both ways. At the eastern end of the house is the principal bedroom suite with well-appointed en suite bathroom with separate corner shower along with fitted dressing room. On the landing are a pair of recess wardrobes along with access to one of the double bedrooms with original fireplace and separate cloakroom.

An inner landing runs through to the rear landing and staircase offering access to two further double bedrooms along with airing cupboard housing pressurised hot water cylinder and adjoining is a shower. A family bathroom lies off the rear galleried landing along with another three double bedrooms, the larger of the three benefitting from an en suite shower room.

OUTSIDE

The property is approached over a sweeping carriage drive with electric security gates. The drive allows access to the former quadruple garage which is currently part divided and provides garaging for two cars along with excellent indoor gym having part mirrored walling.

Lying at the top of the drive and overlooking the circular rose border edged by box hedging, is a three-bay oak framed barn with two open bays and one enclosed providing a further additional garage.

The two open bays have been repurposed as an outdoor games room and steps on the southern gable end rise to a room ideally suited as a home office but currently used for storage purposes with electric night storage heating.





GARDEN AND GROUNDS

The garden and grounds are a pure delight and surround the house offering privacy and protection. In the main they are walled and to the front of the house lies the drive. To the east lies the orchard with some mature fruit trees. The main formal grounds sit to the rear enjoying a southerly aspect. Running along the rear of the house is a gravelled seating terrace overlooking the formal lawn edged by well stocked herbaceous borders offering a profusion of colour in the summer months.

The top lawn is edged by mature herbaceous borders along with specimen trees and at the top is a timber garden studio enjoying wonderful views back to Dove House. A raised Indian stone dining terrace overlooks the recently refurbished octagonal swimming pool edged by extensive paved seating and leisure area.



LOCATION

Stanwick is a popular village lying to the east of Rushden and Higham Ferrers and is surrounded by attractive rural countryside providing the perfect environment for the walking, cycling and riding enthusiast. The village boasts a shop, public house, hotel, village hall and active recreation ground offering football and bowls clubs along with children's play area. On the edge of the village and within walking distance is a 750 acre countryside attraction and nature reserve at Stanwick Lakes and managed by Rockingham Forest Trust. Rushden provides a good range of local shopping facilities including Waitrose supermarket and the highly popular Rushden Lakes retail outlet with shops, restaurants and cinema.

The beautiful market town of Kimbolton is also nearby which is home to Kimbolton co-educational independent school with further independent schools available at Bedford, Oundle and Wellingborough.

The area is well served by communications with the A45 providing direct link up to the M1 and A14 (A1/M1 link road). For the commuter, there are mainline train services from Wellingborough, St Neots and Bedford stations into both London Kings Cross and St Pancras international all accessible within the hour.

DIRECTIONS SAT NAV NN9 6QE

What3Words:///soap.irrigated.nowadays

From Rushden and the Chown Mill roundabout proceed in an easterly direction on the A45 and at the next roundabout take the 3rd exit signed to Stanwick. Proceed along West Street and take the first right hand turn into Villa Lane and as it merges with Higham Road turn immediately right onto the private drive that serves Stanwick Hall and the entrance gates to Dove House will appear shortly on your left hand side.



PROPERTY INFORMATION

Services: Mains water, electricity, drainage and gas are connected. Gas fired central heating to radiators in Dove House. Air source heat pump to swimming pool and E/V charging point.

Broadband: Gigaclear fibre broadband connected.

Local Authority: North Northamptonshire Council
Tel: 0300 126 3000

Outgoings: Council Tax Band H
£4,709.04 for the year 2025/2026

EPC Rating: Exempt

Tenure: Freehold

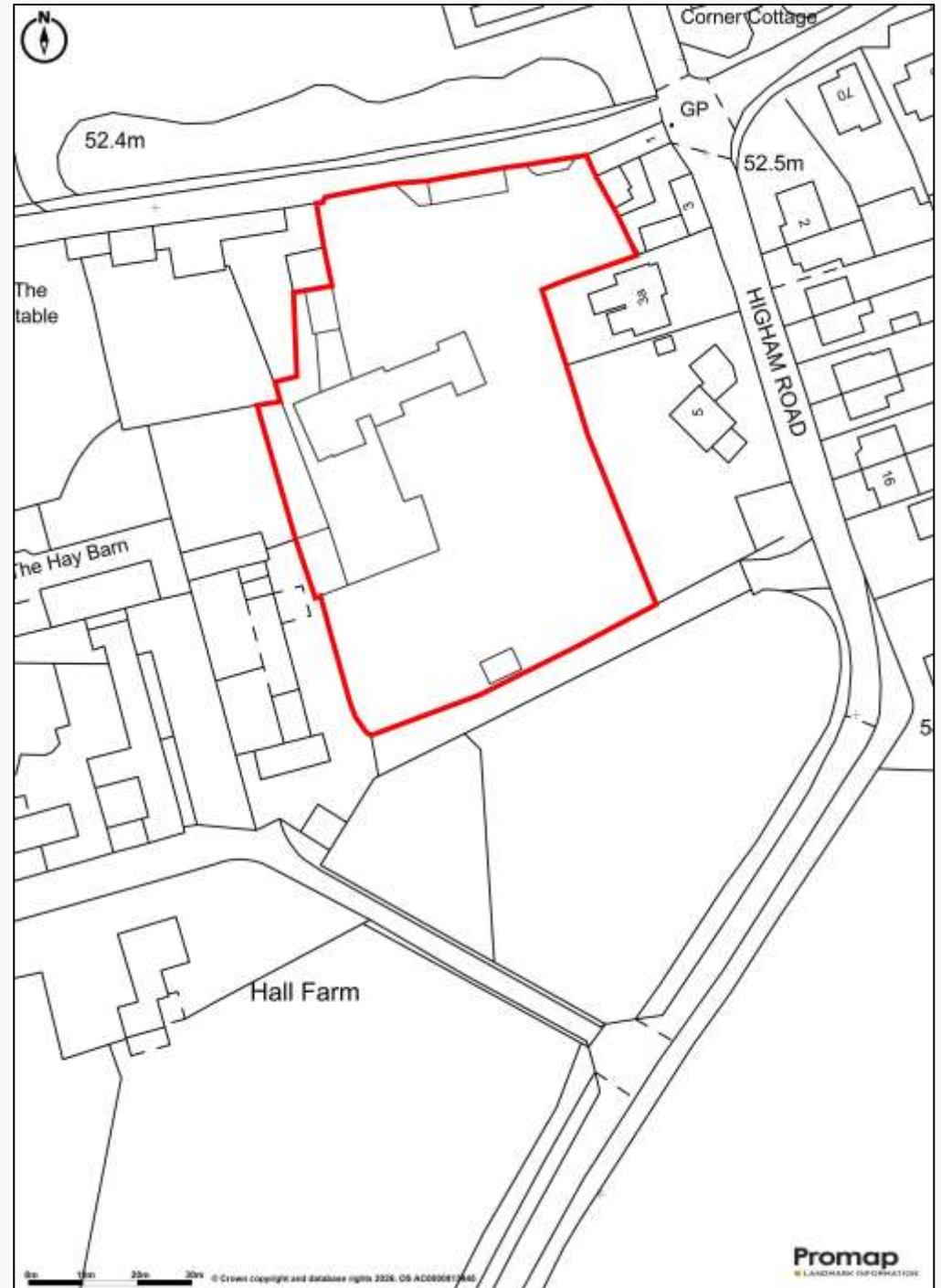
Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

February 2026

Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

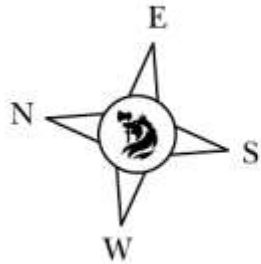
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Dove House, Higham Road, Stanwick

Approximate Area = 5741 sq ft / 533.3 sq m (excludes garage & outbuildings)

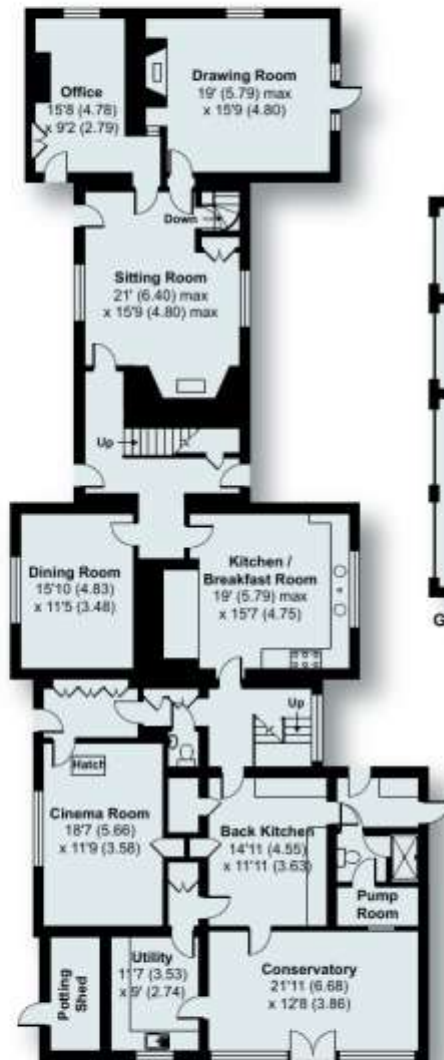
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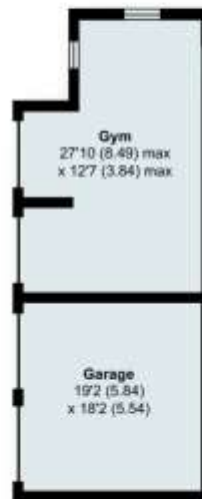
LOWER GROUND FLOOR 1



LOWER GROUND FLOOR 2



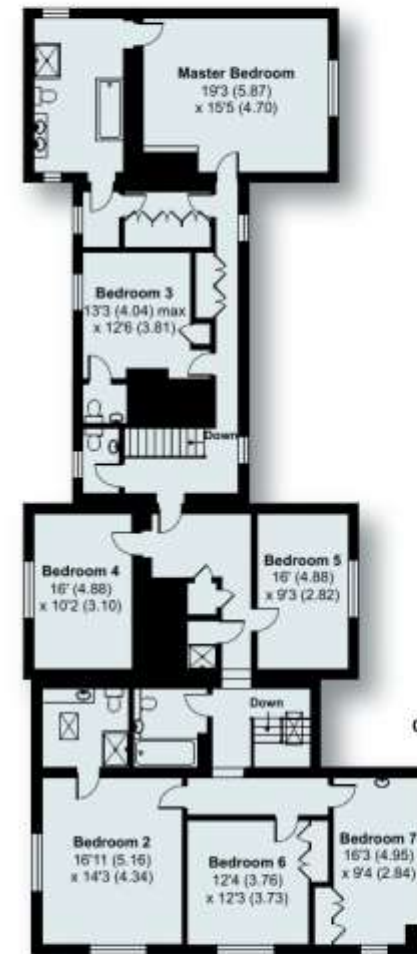
GROUND FLOOR



GYM & GARAGING



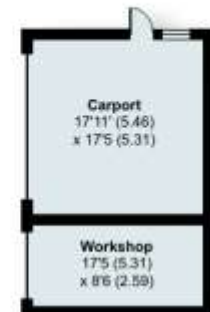
GARDEN STUDIO



FIRST FLOOR



CARPORT STUDIO



CARPORT GROUND FLOOR





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