



THE GRANGE,
GREAT DODDINGTON, NORTHAMPTONSHIRE

JACKSON-STOPS 



THE GRANGE

23 LOWER STREET, GREAT DODDINGTON, NORTHAMPTONSHIRE, NN29 7TL

TOTAL APPROX. FLOOR AREA 1,675 SQ FT / 155.6 SQ M

INCREDIBLY RARE OPPORTUNITY TO ACQUIRE
AN INDIVIDUAL SINGLE STOREY PROPERTY
SET IN LANDSCAPED GARDENS OF 0.4 ACRES
WITH SIMPLY STUNNING VIEWS TO THE REAR,
IDEAL FOR REMODELLING OR UPGRADING IN A
UNIQUE SETTING



DISTANCE

Northampton 9 miles

(London Euston 1 hour)

Wellingborough 2 miles

(London St. Pancras 40 minutes)

M1 (Junction 15) 11 miles

Distances/times approximate

ACCOMMODATION

- Entrance hall
- Cloakroom
- Shower room
- Sitting room
- Dining room
- Kitchen/breakfast room
- Three bedrooms
- Bathroom

OUTSIDE

- Off road parking
- Single garage
- Landscaped gardens of 0.4 of an acre
- Stunning views across Nene Valley
- Rear gardens slope towards fields

GUIDE PRICE £650,000 Freehold

THE PROPERTY

Offered for sale for the first time in forty six years, The Grange, Lower Street, Great Doddington offers a rare opportunity with wonderfully scenic views to the rear across the Nene Valley. The Grange is a delightful home to improve or remodel and opportunities like this are rarely available.

Upon entering the property you are welcomed by a spacious entrance hall with handy cloakroom off and door into the sitting room and you are welcomed with a picture window framing the views across the valley. There is a charming fireplace and the room enjoys dual aspect with further doors leading to the dining room. Again this room has a dual aspect with picture window overlooking gardens and access through to the well sized lovely kitchen/breakfast room fitted with a range of base and eye level cabinetry, dual aspect with a range of appliances.

The corridor for the hallway flows to the bedroom accommodation comprising three well sized rooms with built in wardrobes and a family bathroom. The property also benefits from gas central heating and modern double glazed windows.



OUTSIDE

The property is set behind a stone wall which is in a conservation area within the village. It provides off road parking for several vehicles in turn leading to a single garage with remote up and over door. There is access to the side of the property leading to the rear gardens which slope down to fields to the rear. Predominately laid to lawn with various flower and shrub borders with maturing hedges and trees the area offers a good degree of privacy with patio areas.





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LOCATION

In the village there is a village shop, a public house, primary school, church and village hall. Wellingborough is the nearest main town and has more comprehensive shopping facilities as well as a mainline railway station with fast trains into London St. Pancras with journey times of around forty minutes. Rushden Lakes (5 miles) has a large Waitrose food and home store and retail area whilst Northampton (9 miles) provides more extensive and cultural facilities. The village is well placed for communication with the A45 providing access to Northampton and the M1 motorway at Junction 15 and the A14 (M1/A1 link) to the north. Both state and private educational establishments are well served in the area and recreational interest in the area includes excellent walking opportunities directly from the village of Great Doddington in and around the Nene Valley, golf at Little Harrowden, Wellingborough and Overstone Park which also benefits from a health and fitness club

DIRECTIONS SAT NAV NN29 7TL

What3words: [lofts.prawn.whistling](#)

Upon entry into the village from the A45 proceed to the centre passing the local shop to the right and taking the next turning immediately right into Lower Street. Proceed along this road for approximately 300 yards and the property can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PROPERTY INFORMATION

Services: All main services are connected to the property. There is a public footpath running alongside the property into the fields.

Broadband: Ultrafast broadband available in village

Local Authority: North Northamptonshire Council
Tel: 0300 126 3000

Outgoings: Council Tax Band F
£3,477.61 for the year 2026/2027

EPC Rating: C

Tenure: Freehold

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

April 2026

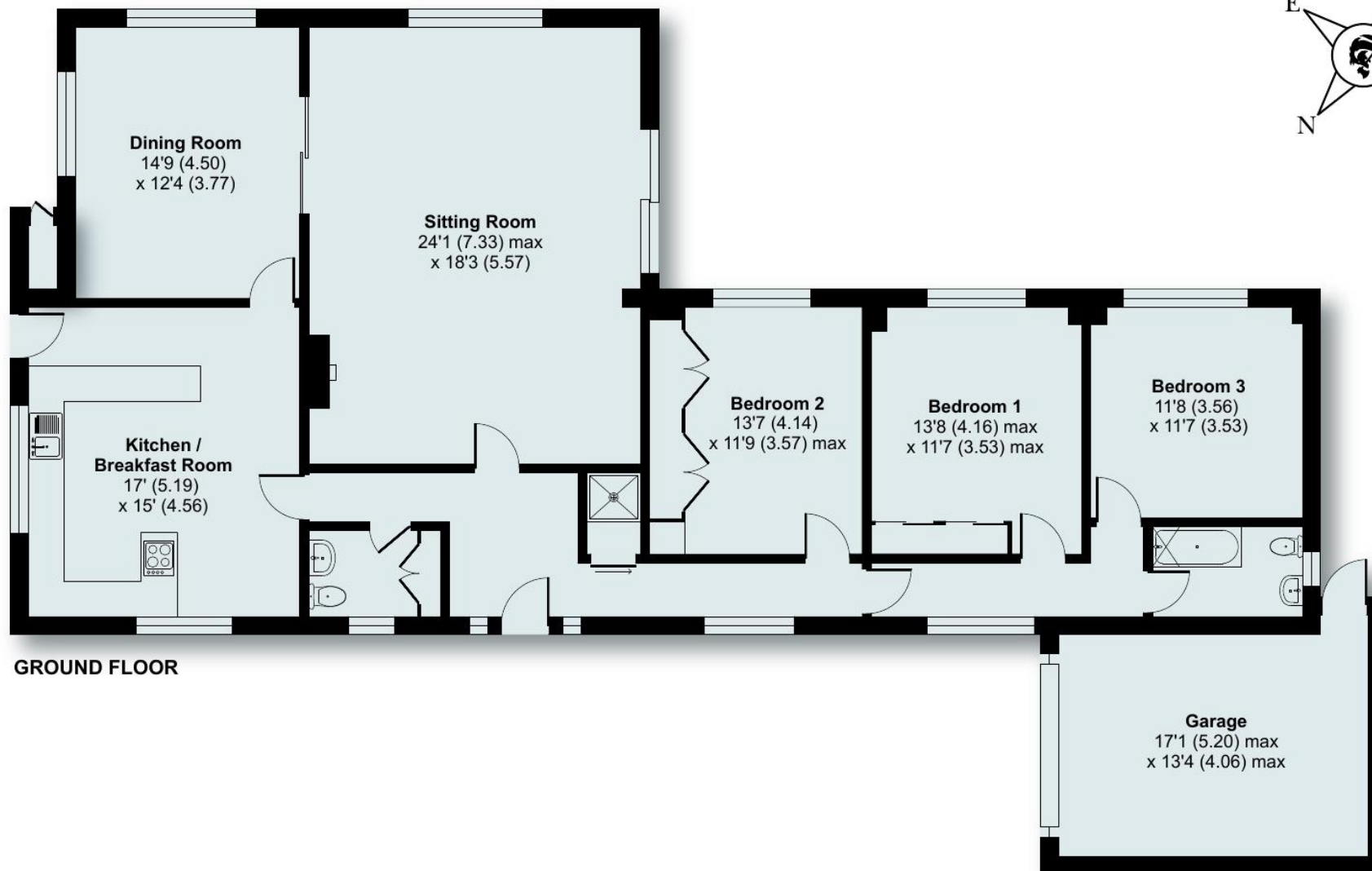
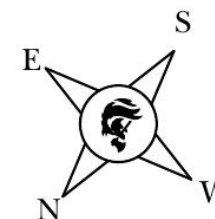
Important Notice:

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.

23 Lower Street, Great Doddington, Wellingborough

Approximate Area = 1675 sq ft / 155.6 sq m (excludes garage & store)

For identification only - Not to scale





NORTHAMPTON

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 OnTheMarket

rightmove 

 PrimeLocation.com



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PROPERTY EXPERTS SINCE 1910