



PYCHLEY ROAD,
ORLINGBURY, NORTHAMPTONSHIRE

JACKSON-STOPS 



28 PYTCHLEY ROAD, ORLINGBURY, NORTHAMPTONSHIRE, NN14 1JQ

TOTAL APPROX. FLOOR AREA 5,457 SQ FT /506.9 SQ M

A SUBSTANTIAL AND STYLISH FAMILY HOUSE OCCUPYING AN EDGE OF VILLAGE LOCATION



DISTANCE

Wellingborough 3½ miles
(London St. Pancras 50 minutes)

Kettering 4 miles

Northampton 10 miles
(London Euston 1 hour)

Distances/times approximate

GROUND FLOOR

- Reception hall
- Two cloakrooms
- Sitting room
- Family room
- Dining room
- Open plan kitchen prep/dining/living area
- Kitchen/breakfast room
- Utility room
- Boot room
- Entertainment/Garden Room

FIRST FLOOR

- Part galleried landing
- Five double bedrooms
- Three/Four en suites
- House bathroom/en suite
- Dressing room areas

OUTSIDE

- Electric gated security intercom entry system
- Secure off-road parking
- Double garage with gym/studio above
- Enclosed courtyard
- Landscaped family garden
- Total plot extends to approximately 0.36 acres (0.15 hectares)

GUIDE PRICE £1,365,000 Freehold

THE PROPERTY

This impressive and spacious family home stands set back off Pytchley Road within a landscaped plot positioned at the edge of the highly desirable and popular village of Orlingbury. The main house has evolved over the current tenure having been significantly improved, offering an extensive mix of both traditional and contemporary living spaces. An inspection is essential in order to appreciate the size, design and lifestyle opportunities offered by this wonderful home.

On the ground floor, an entrance lobby provides access to an impressive main reception hall with full height ceiling feature and galleried area which provides an immediate feeling of both space and light. There is a cloakroom off the main reception hall together with a separate double cloak cupboard with doors providing access to the principal living accommodation. This comprises sitting room approached through double doors with a woodburner fire set to a feature recess. There are two further traditional reception rooms to include a family room with woodburner set to feature recess with carved stone surround together with a separate dining room. From the main reception hall access is also provided to a kitchen/breakfast room comprising a range of fitted base and eye level units with soft close cupboards and drawers and a mix of granite and wooden worktop surfaces. Further features included an AGA with six plate gas hob and electric oven, a Neff steam oven and microwave oven together with space for an American style fridge/freezer. From the kitchen/breakfast room access is provided to a utility room and a separate boot room with further cloakroom off. Open access is provided an impressive kitchen prep, dining and living area comprising island unit with one and half bowl sink unit set to granite worktop surfaces and an integrated wine fridge. This fully tiled living space incorporates both dining and family living areas with a Jotul Scandinavian style woodburner fire to the family living area complemented by sliding doors to the rear aspect. From the kitchen/breakfast area double doors provide access to a large entertainment/garden room with fixed bar area and double doors providing further access to the family gardens.





On the first floor, a part galleried landing area affords access to the bedroom accommodation which includes an impressive main bedroom suite with walk-in wardrobe/dressing area and an en suite four piece bathroom suite. Bedroom two includes an en suite shower room together with a dressing room area with bedroom three incorporating an impressive open plan en suite area comprising freestanding bath, twin wash hand basins, W.C. and heated towel rail. The house bathroom comprises bath, wash hand basin, W.C. and provides an en suite facility to bedroom four.

OUTSIDE

Electric gates with security entry intercom system provide access to an extensive block paved enclosed frontage with landscaped borders, electric car charging point and a detached double garage with electric doors and studio/gym area above. Further features include outside lighting and secure side pedestrian access. There is an enclosed landscaped courtyard with gated access to the main family garden. The rear gardens are landscaped and comprise two paved patio/terrace areas ideal for outside entertainment and alfresco dining. The principal gardens are laid to lawn with landscaped borders, established trees, flowers and shrubs.



LOCATION

Orlingbury is an attractive village set around a village green and benefits from a thriving village community with facilities including a public house, coffee shop and village hall. Primary school education is available in the neighbouring village of Little Harrowden, and state secondary schooling is available in Wellingborough and Kettering which both provide extensive shopping and leisure facilities in addition to the nearby Rushden Lakes. Private schools locally include Preparatory education at Spratton Hall together with public schools at Wellingborough, Oundle, Uppingham, Rugby and Oakham. The village of Orlingbury is well placed for communication links by both road and rail with mainline railway stations available from both Wellingborough and Kettering with journey times into London St. Pancras in around fifty minutes. Further train services are available from Northampton into London Euston with journey times of around one hour.

DIRECTIONS SAT NAV NN14 1JQ

What3words: [beaters.crouching.legroom](#)

From Northampton take the A43 towards Kettering. After approximately seven miles turn right towards Orlingbury on arriving in the village continue to the green and turn left onto Pytchley Road and The Orchard can be seen set back from the road on the right behind electric gates just before leaving the village.



PROPERTY INFORMATION

Services: All main services are connected to the property.

Broadband: xxx

Local Authority: North Northamptonshire Council
Tel: 0300 126 3000

Outgoings: Council Tax Band G
£3,968.88 for the year 2026/2027

EPC Rating: C

Tenure: Freehold

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

May 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.

28 Pytchley Road, Orlingbury

Approximate Area = 5457 sq ft / 506.9 sq m (excludes garages & void)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



NORTHAMPTON

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