



DEEP THATCH,
GREAT DODDINGTON, NORTHAMPTONSHIRE

JACKSON-STOPS 



DEEP THATCH,
25 HARDWATER ROAD, GREAT DODDINGTON, NORTHAMPTONSHIRE, NN29 7TB

TOTAL APPROX. FLOOR AREA 3,263 SQ FT / 303.1 SQ M

ICONIC DETACHED PERIOD PROPERTY STANDING IN 0.91 ACRES OF BEAUTIFULLY LANDSCAPED GARDENS WITH SEPARATE SELF-CONTAINED ANNEXE AND FABULOUS FAR REACHING VIEWS ACROSS THE NENE VALLEY



DISTANCE

Northampton 9 miles
(London Euston 1 hour)
Wellingborough 2 miles
(London St Pancras 40 minutes)
M1 (Junction 15) 11 miles

Distances/times approximate

GROUND FLOOR

- Spacious reception hall
 - Sitting room
 - Family room with shower room off and garden room
 - Dining room and study
 - Kitchen with breakfast room
 - Boot room with W.C. off
 - Utility
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FIRST FLOOR

- Spacious landing
 - Spacious main bedroom (formerly two bedrooms)
 - Two further double bedrooms, one with en suite shower
 - Family bathroom
-

ANNEXE

- Detached single storey
 - Entrance porch and hall
 - Sitting room, kitchen, bedroom and shower room
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OUTSIDE

- Beautifully landscaped rear gardens of 0.91 acre
- Range of outbuildings including double garage
- Adjoining open countryside with far reaching views across Nene Valley
- Off road parking for several vehicles

OFFERS IN EXCESS OF £1,200,000 Freehold

jackson-stops.co.uk

THE PROPERTY

Deep Thatch is a charming and distinctive individual period home, originally constructed in 1967. Finished in white render with exposed stone detailing beneath a traditional reed thatched roof, the property is full of character and warmth. Features such as solid oak carpentry and internal doors reflect the craftsmanship of its era, making this a truly special home. A standout feature for modern living is the **separate detached annexe**, ideal for multi-generational family use. Having been a much loved family home for the past 46 years, the property is now offered to the market with no onward chain.

On entering, you are welcomed by a generous hallway featuring oak panelling, a staircase with matching detailing, a central ceiling beam and access to all principal reception rooms. To the front of the property is a spacious sitting room with a leaded picture window enjoying pleasant southerly views. A striking inglenook-style fireplace with stone detailing and an inset gas fire forms an attractive focal point. The family room is particularly generous in size and offers a more contemporary feel, complete with timber flooring and access to a cloakroom/shower room. From here, the accommodation flows through a useful utility area into the garden room, which provides direct access to the rear gardens. The kitchen is well appointed with a range of base and eye level units, complementary work surfaces, an inset sink and integrated appliances. Adjoining this space is a breakfast room with twin casement windows overlooking the rear garden, a feature brick alcove, and access to a rear boot room with a gardeners' W.C. The dining room is a lovely dual aspect space featuring a front facing box bay window and French doors opening onto the gardens. Additional highlights include oak flooring, exposed ceiling timbers, and convenient access back to both the hallway and kitchen. Completing the ground floor accommodation is a useful study positioned at the front of the home.





FIRST FLOOR

To the first floor is a spacious landing which gives access to all principal rooms with the main bedroom being a particularly good size, formerly being two separate bedrooms converted into one. There are two further double bedrooms, one of which has an en suite shower room to complete the accommodation on this floor is the family bathroom.

ANNEXE

The annexe is a particular feature being separate from the main property and self-contained with an entrance porch, entrance hall, good sized sitting room, fully fitted kitchen, bedroom and shower room.

OUTSIDE

Deep Thatch is beautifully positioned on the edge of this sought after village, enjoying far reaching views across open farmland and the picturesque Nene Valley.

The property sits within well established landscaped gardens extending to approximately 0.91 acres, featuring expansive lawns, mature natural hedging and a variety of fruit trees, flowering plants, and shrub borders. The grounds offer a high degree of privacy and provide an ideal setting for enjoying the surrounding countryside, with scenic walks quite literally on the doorstep.

The property is approached via electric double leaf timber gates, opening to generous off-road parking with ample space for several vehicles, along with a turning area leading to a detached double garage block. In addition, there are a range of useful outbuildings, including a charming thatched summer house and a conservatory, further enhancing the appeal and versatility of the outdoor space.



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 7TB

What3words: duke.peg.s.defensive



PROPERTY INFORMATION

Services: The property has mains gas, electricity and water. There is a recently installed Fujitsu private water treatment system. The Annexe has its own gas central heating system to radiators.

Broadband: Fibre optic available in the village

Local Authority: North Northamptonshire Council
Tel: 0300 126 3000

Outgoings Council Tax Band G
£4,012.63 for the year 2026/2027

EPC Rating: Main house - D
Annexe - 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.

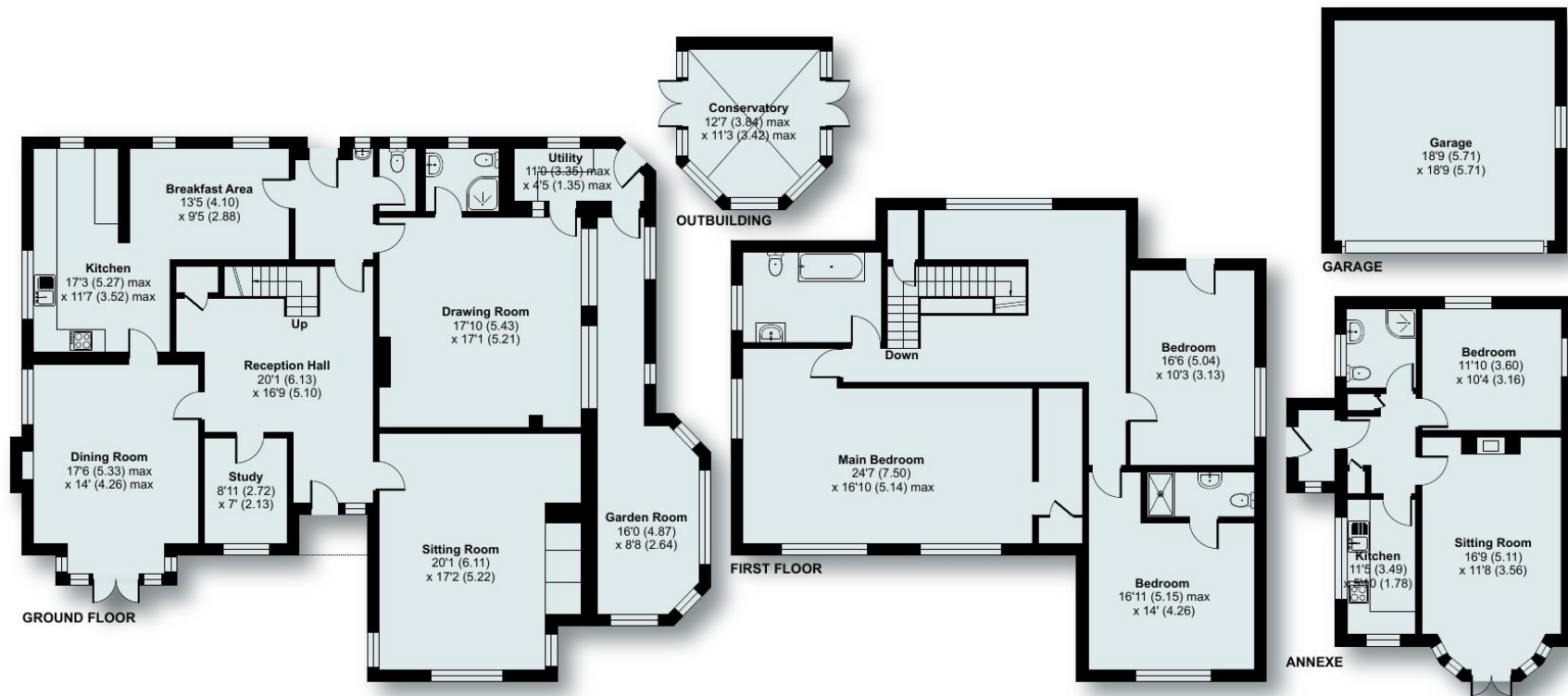
25 Hardwater Road, Great Doddington, Wellingborough

Approximate Area = 3263 sq ft / 303.1 sq m (excludes outbuilding & garage)

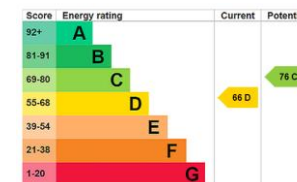
Annexe = 548 sq ft / 50.9 sq m

Total = 3811 sq ft / 354 sq m

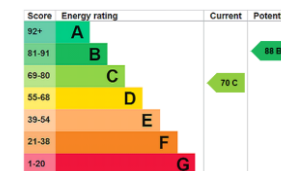
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops PEF: 1454086



Main House



Annexe



NORTHAMPTON

01604 632 991

northampton@jackson-stops.co.uk

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PROPERTY EXPERTS SINCE 1910