



VICARAGE RETREAT
DALLINGTON, NORTHAMPTON

JACKSON-STOPS 

VICARAGE RETREAT, 43 BROOK LANE,
DALLINGTON, NORTHAMPTON, NN5 7HL

TOTAL APPROX. FLOOR AREA 2,082 SQ FT/193.4 SQ M

ATTRACTIVE GRADE II LISTED FIVE BEDROOM STONE BUILT PROPERTY PROVIDING WELL PLANNED ACCOMMODATION AND A GREAT DEAL OF CHARM AND CHARACTER



DISTANCE

Northampton Town Centre 2 miles
Northampton Train Station 1.5 miles serving
London Euston in 1 hour
M1 (Junction 15A) 4 miles
Distances/times approximate

GROUND FLOOR

- Entrance Hall
- Sitting room
- Dining room
- Fabulous kitchen & breakfast room
- Utility room
- Cloakroom/WC

FIRST & SECOND FLOORS

- Landing
- Main bedroom with shower room en suite
- Two further bedrooms to first floor
- Two bedrooms to second floor
- Family bathroom

OUTSIDE

- Gardens to front and rear
- Off road parking for several vehicles
- Double garage

OFFERS IN EXCESS OF: £550,000 Freehold

DESCRIPTION

The property is believed to date back to the mid 18th Century and provides comfortable and stylishly appointed accommodation with a wealth of charm and character, combined with contemporary features. Recent improvements have included the re-fitted kitchen, bathroom and shower room and the property has been generally well maintained and has a tasteful décor.

The reception hall has a cloakroom/WC off and understairs storage. Sitting room with impressive carved 'Arts and Crafts' inset fireplace with tiled surround and hearth and casement doors open to the garden to the front. Dining room with casement doors to the rear garden. The fabulous kitchen with contemporary fitted furniture has an extensive range of matching wall and floor units with oak work surfaces. Peninsular breakfast bar for informal dining and integrated appliances include Hotpoint electric hob and double oven and Bosch fridge and freezer. Oak flooring and window and door opening to the side elevation. Utility room with integrated Bosch dishwasher, space and provision for laundry appliances, fitted wall and base units with oak work surfaces and oak flooring.

To the first floor bedroom 1 has a shower room en suite, comprising shower cubicle, high flush WC and wash hand basin. Further double bedroom to the first floor and bedroom 3 which is currently used as a dressing room. Family bathroom with a traditional suite comprising roll top bath, high flush WC, walk in shower and wash hand basin. Paneling to dado level and complimentary wall tiling. Two interconnecting bedrooms to second floor.

OUTSIDE

Garden area to the front with paved terrace and extensive gravelled driveway leading to the detached double garage. Charming, enclosed rear garden with patio seating, pergola, lawn areas and well stocked borders, ideally suited for alfresco entertaining.



LOCATION

The property is situated on the west side of Northampton in the conservation village of Dallington close to a number of facilities including Sixfields Leisure Centre and Dallington Park. Only a short drive to Harlestone Firs with open countryside beyond and there is local schooling including primary and secondary within easy distance.

Access to the M1 motorway is via Junction 15A and 16 which are both less than 6 miles distance and there is a useful train service from the town into London Euston with a journey time of less than 1 hour.

DIRECTIONS NN5 6AB

Take the A428 Harlestone Road from Northampton passing Dallington Park to the right. Just before the roundabout turn right into Dallington Park Road, follow the road past the park on the right hand side, Dallington Hall and The Green, turn right into Brook Lane and the property can be found on the right hand side along a shared gravelled driveway.



PROPERTY INFORMATION

Services: Mains water, gas, drainage and electricity are connected.

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band G
£4,072.08 for the year 2026/27

EPC Rating: Not applicable Grade II Listed

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.

43 Brook Lane, Northampton

Approximate Area = 2082 sq ft / 193.4 sq m (excludes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Jackson-Stops. REF: 1180916



NORTHAMPTON

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