



**LAUDERDALE,
CHURCH BRAMPTON, NORTHAMPTONSHIRE**

JACKSON-STOPS 



**LAUDERDALE,
SANDY LANE, CHURCH BRAMPTON, NORTHAMPTONSHIRE, NN6 8AX**

TOTAL APPROX. FLOOR AREA 4,657 SQ FT / 432.6 SQ M

A STUNNING FAMILY HOME IDEALLY
SUITED FOR ENTERTAINING AND ENJOYING
A PRIVATE POSITION IN THIS HIGHLY
DESIRABLE VILLAGE



DISTANCE

Northampton about 6 miles
(Trains to London within the hour)
Market Harborough about 15 miles
Milton Keynes about 25 miles
M1 (Junctions 15A and 16) about 6 miles
Distances/times approximate

GROUND FLOOR

- Reception hall
- Drawing room
- Dining room
- Sitting room
- Home Office
- Kitchen/breakfast room
- Utility room and boot room
- Cloakroom

FIRST FLOOR

- Three double bedroom suites
- Two further double bedrooms
- Family bathroom

OUTSIDE

- Gated private drive
- Oversized double garage with workshop and office above
- Private garden and grounds
- In all totalling 0.90 of an acre

GUIDE PRICE £1,800,000 Freehold

THE PROPERTY

Originally dating back to the 1960's, Lauderdale has been thoughtfully transformed and significantly enhanced within the last fourteen years by the current owners, creating a versatile home ideally suited for modern 21st century living within mature grounds extending to over $\frac{3}{4}$ of an acre and in walking distance of the prestigious and renowned Northamptonshire County golf club.

The brief was to create a home ideally suited for entertaining and it does not disappoint. On stepping over the threshold, one gets the immediate impression of the thought, detail and execution that went into its transformation. The spacious reception hall provides the link to well-proportioned light and airy reception rooms and in the heart of the home lies the stunning kitchen/breakfast room with fine views and direct access onto the large south facing entertaining terrace. Complementing the house is the matching detached garage block which could easily be converted into a self-contained annexe for those discerning buyers looking for multi-generational living.

As with all individual homes, one can only fully appreciate the lifestyle opportunities on offer by making the commitment to step over the threshold.

The drawing room enjoys a double aspect with French doors opening onto the paved rear terrace and enjoys views over the drive and rear garden. The spacious modern kitchen/breakfast room runs along the rear of the house with French doors from the breakfast end opening onto the rear terrace as well. The bespoke Shaker kitchen is by Fraser James with matching island unit. The cream electric three ovened AGA with aims control has pride of place and additional integrated appliances include a fridge/freezer, drinks fridge and Bosch dishwasher. A door reveals the fully shelved walk in pantry and off the kitchen is the utility room which benefits from matching units and space to accommodate washing machine and dryer.

An inner hall leads through to the fitted home office; well proportioned dining room ideally suited for entertaining and the sitting room with Gazco gas fired woodburner. French doors also open to onto the rear entertaining terrace and finishing off the accommodation on this level is a very useful boot room/rear hall and cloakroom.







FIRST FLOOR

An impressive staircase gently rises to spacious galleried landing with large picture window overlooking the drive. The principal bedroom is very well proportioned enjoying a double aspect with recessed fitted wardrobes and en suite shower room. At the other end of the landing lies the guest bedroom suite with fitted dressing room and en suite shower room. Lying in between are three further double bedrooms with bedroom three benefitting from an en suite shower room too. The other two bedrooms are served by the family bathroom with separate glazed corner shower cubicle.

The walk-in airing cupboard housing the Megaflow pressurised hot water cylinder along with two Glow-worm wall mounted gas boilers and also benefits from full height slatted wooden drying shelves. There are two insulated and boarded lofts providing storage and accessed via loft ladders.

OUTSIDE

Electric gates open onto surface dressed drive offering an abundance of parking and access to the oversized detached double garage with electric roller doors. A pedestrian door leads through to a really useful workshop/garden store. At the back of the garage a staircase leads up to very versatile space currently used as a home office but equally adaptable as a gym/playroom.

Edging the drive are raised areas of lawn and boxed hedging. A path runs around the property allowing access to the south and west facing rear garden completely enclosed by mature hedgerow boundaries providing a high degree of privacy and protection. The garden is mainly laid to lawn with strategically placed herbaceous borders and fruit trees.

Running along the rear of the house is a raised terrace ideally suited for large scale entertaining.





LOCATION

The highly sought after village of Church Brampton is located approximately six miles north-west of Northampton set amongst undulating countryside in close proximity to the Althorp Estate. Communication links are good with easy access to Rugby on the A428 and Coventry via the A45 which also provides access to the M1 motorway at junctions 15, 15A and 16.

Train services are available from Northampton into London Euston with journey times of around one hour together with Wellingborough station with journey times into London St Pancras in around 50 minutes.

Educational facilities including private schooling at Pitsford School, Wellingborough School, Northampton High School for Girls and Rugby School together with preparatory education at Spratton. There is a primary school in the sister village of Chapel Brampton and state secondary schooling is also well served in the area.

Local sporting facilities include golf at Harlestone and Church Brampton along with sailing and fishing at Pitsford Reservoir. There are also some attractive walks and bridleways in the immediate area too.

DIRECTIONS SAT NAV NN6 8AX

What3Words: **punt.darker.down**

From Northampton proceed in a northerly direction leaving the town centre on the A5199 Welford Road and follow signs to Church Brampton. On entering the outskirts of the village on Sandy Lane continue along Sandy Lane and the shared private drive to Lauderdale will appear on your left hand side.

The what3words reference above marks the top of the shared drive. Proceed to the bottom and the private security gates to Lauderdale will appear on the right.



PROPERTY INFORMATION

Services: Metered mains water, mains electricity, gas and drainage connected. Gas fired central heating to radiators, 16 photovoltaic solar panels.

Broadband: Gigaclear fibre broadband available in Sandy Lane

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band G
£4,107.22 for the year 2026/2027

Right of Way: The first part of the drive is owned 50/50 with Ophir House, the neighbouring property

EPC Rating: C

Tenure: Freehold

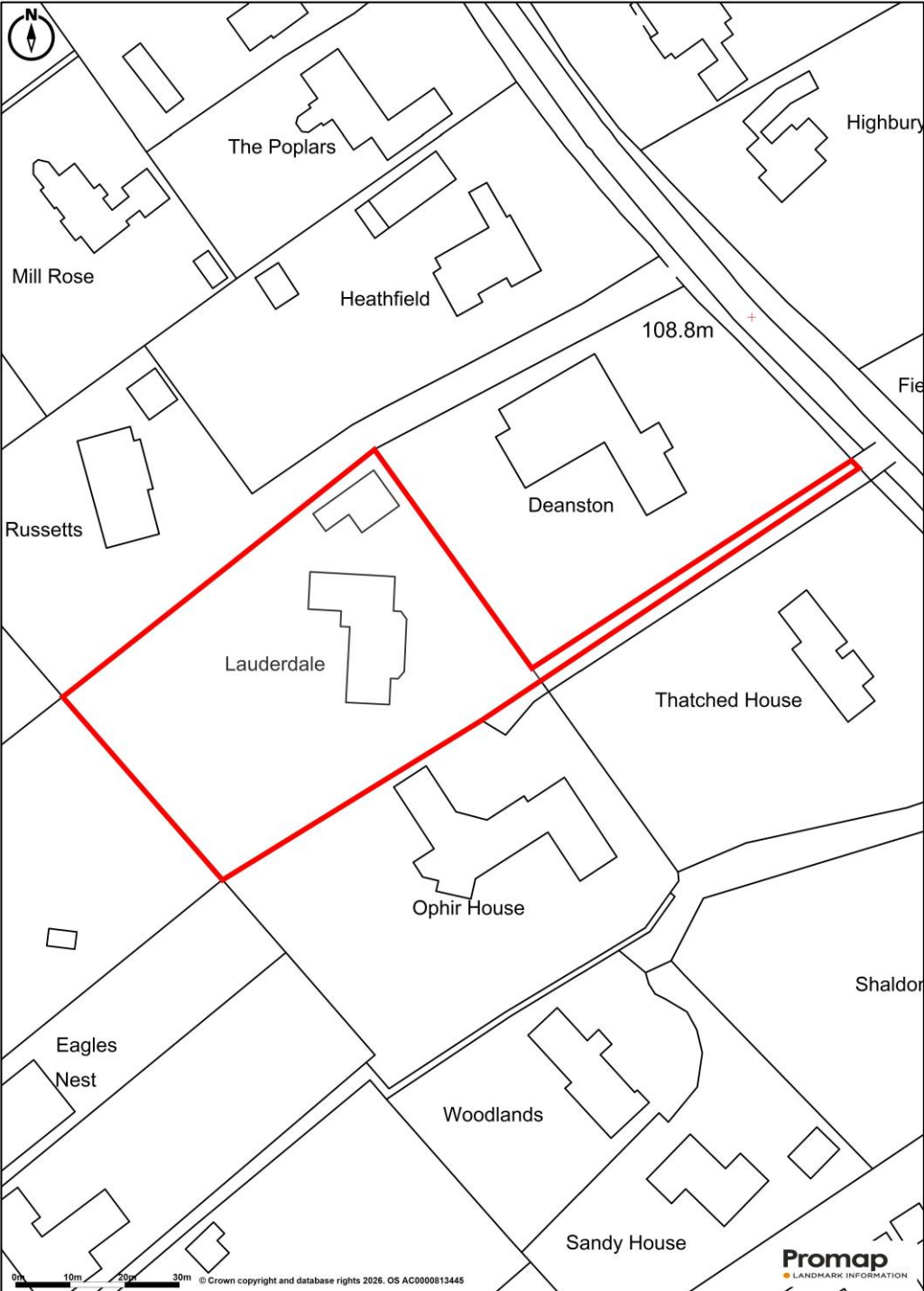
Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

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.

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Approximate Area = 4657 sq ft / 432.6 sq m (excludes garage & workshop)

Garage/Workshop Area = 804 sq ft / 74.6 sq m

Home Office Area = 335 sq ft / 31.1 sq m

For identification only - Not to scale





NORTHAMPTON

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