



THE GRANGE,
STANWICK, NORTHAMPTONSHIRE

JACKSON-STOPS 



THE GRANGE
GRANGE ROAD, STANWICK, NORTHAMPTONSHIRE, NN9 6PZ

TOTAL APPROX. FLOOR AREA 5,823 SQ FT / 540.9 SQ M

AN IMPOSING GEORGIAN HOUSE PRESENTED IN EXCELLENT CONDITION FOR ITS AGE AND SET IN MATURE GROUNDS



DISTANCE

Rushden Lakes about 2 miles

Wellingborough about 8 miles

(Trains to St. Pancras International within 50 minutes)

Kimbolton about 8 miles

Northampton about 18 miles

Distances/times approximate

GROUND FLOOR

- Reception and inner hall
- Five reception rooms
- Kitchen/dining room
- Utility and cloakroom
- Access to dry cellar

FIRST FLOOR

- Four double bedrooms (two with en suite)
- Family bathroom

SECOND FLOOR

- Two double bedrooms (sharing a "Jack and Jill" en suite)
- Playroom

OUTSIDE

- Sweeping gravel drive
- Detached triple garage and carport
- Home office/studio
- Mature garden and grounds
- In all approximately 0.62 of an acre

GUIDE PRICE £1,350,000 Freehold

THE PROPERTY

This fine Grade II listed stone built house dates back to the late 17th century and like many period houses, has been altered and extended to provide for modern 21st century living.

The Grange enjoys a commanding position set back from Grange Road and protected by its own mature garden and grounds that surround the property on all sides offering privacy and protection. The current owners have been extremely good custodians over the last 24 years and the property is presented in excellent condition internally and externally. Whilst enjoying a timeless charm with period features, it also feels modern and a glazed link to the rear offers access to the stunning open plan kitchen/dining room with direct access to west facing outdoor dining terrace and rear grounds.

The Grange is ideally suited for entertaining and the detached garage block with amazing home office/studio above could easily be converted to create annexe living facilities if required. One really needs to view to fully appreciate all on offer.

GROUND FLOOR

The part glazed front door opens to reveal the tiled reception hall with principal rooms radiating off and wooden staircase gently rising to the upper floors. The sitting room enjoys a triple aspect with working wooden shutters and stone fireplace. Across the hall is the current games room with original cast iron fireplace. The inner hall continues along the front of the house with cloakroom off and providing access to the remaining accommodation on the ground floor. The garden room lies in the heart of The Grange with a pair of part glazed French doors opening to reveal steps leading down to the entertaining terrace and rear garden. Beyond is the parlour providing a cosy family room with Clearview wood burner set within the fireplace and in the corner is a walk in storage cupboard. At the far end of the inner hall lies the limestone floored rear hall with seating area incorporated within the glazed link to the stunning kitchen/dining room.

The Shaker kitchen lies in the heart of the room flanked by seating area to one side and dining area to the other. The bespoke Shaker kitchen benefits from matching island with black granite work surfaces and inset stainless steel sink.





Integrated appliances include two oven gas fired AGA with electric companion with four ring halogen hob. Integrated appliances include dishwasher and freezer. At the dining end is a dresser and three pairs of glazed French doors open onto the rear dining terrace. In the corner of the rear hall lies the fully fitted utility room with run of full height cupboards with plumbing for washing machine and dryer along with Sheila maid. Stone steps off the inner hall gently fall down to the dry cellar lying in the heart of the original house and currently housing two Worcester Bosch gas fired boilers working in tandem.

FIRST FLOOR

The stairs rise and divide. Lying off the western side are two twin aspect double bedrooms, one benefitting from part recessed fitted wardrobes and the other features original cast iron fireplace.

The main landing runs along the front of The Grange offering access to generous part panelled family bathroom with roll top bath and separate fully tiled shower. At the far end lie two further double bedrooms, both having en suite facilities with airing cupboard in the corner of bedroom three housing a Megaflo pressurised hot water cylinder.

SECOND FLOOR

Two vaulted double bedrooms are accessed off the landing and benefit from a Jack and Jill shower room. Open tread wooden steps from bedroom six allow access to a vaulted playroom running along the full width of the western gable end.

GARAGE BLOCK

Lying to the west of The Grange is the detached stone garage block added in 2004 and currently offering three car garage with generous lean-to bay on the southern end with sloping solar roof. A pedestrian door reveals a small reception room with fitted units and facilities for tea making along with cloakroom. A staircase gently rises to the vaulted first floor office/studio providing very flexible space with generous eaves storage on both sides along with engineered oak flooring.





OUTSIDE

A five bar field gate with matching hand gate opens onto gravel drive which sweeps round to the garage block and offers generous off road parking.

To the front of The Manor lies a formal lawn with paved seating area and raised vegetable bed running along the eastern boundary. The southern boundary is defined by mature clipped hedge and climbing roses, wisteria and clematis soften the front elevation.

A stone path leads to the front door with further lawned area to the left and the path gives way to a grass slope leading to the tiered rear garden, mainly laid to lawn and edged in part by close boarded fencing and mature hedgerows. Lying close to the rear of the house and kitchen extension is the generous paved seating and entertaining terrace with wooden pergola offering dappled shade and protection with cedar shingle roof. Within the rear grounds are a number of fruit trees along with redcurrant and blackcurrant bushes. On the eastern gable end of the house is a timber garden shed with access to front and rear with outdoor rear storage area.





LOCATION

Stanwick is a popular village lying to the east of Rushden and Higham Ferrers and is surrounded by attractive rural countryside providing the perfect environment for the walking, cycling and riding enthusiast. The village boasts a shop, public house, hotel, village hall and active recreation ground offering football and bowls clubs along with children's play area. On the edge of the village and within walking distance is a 750 acre countryside attraction and nature reserve at Stanwick Lakes managed by Rockingham Forest Trust.

Rushden provides a good range of local shopping facilities including Waitrose supermarket and the highly popular Rushden Lakes retail outlet with shops, restaurants and cinema.

The beautiful market town of Kimbolton is also nearby which is home to Kimbolton co-educational independent school with further independent schools available at Bedford, Oundle and Wellingborough.

The area is well served by communications with the A45 providing direct link up to the M1 and A14 (A1/M1 link road). For the commuter, there are mainline train services from Wellingborough, St Neots and Bedford stations into both London Kings Cross and St Pancras international all accessible within the hour.

DIRECTIONS SAT NAV NN9 6PZ

What3Words:/// sheet.toward.pioneered

From Rushden and the Chown Mill roundabout proceed in an easterly direction on the A45 and at the next roundabout take the 3rd exit signed to Stanwick. Proceed along West Street and Spencer Parade and at the Church, turn right onto the High Street and then second left onto Grange Road and the private drive to The Grange will appear opposite the entrance to Marks Close.



PROPERTY INFORMATION

Services: Mains water, electricity, gas and drainage are connected. Gas fired central heating, both underfloor and to radiators. Two EV charging points. Solar panels generating 3.17 Kwh along with battery storage.

Broadband: Gigaclear fibre broadband connected.

Local Authority: North Northamptonshire Council
Tel: 0300 126 3000

Outgoings: Council Tax Band G
£4,128.40 for the year 2026/2027

EPC Rating: Exempt

Tenure: Freehold

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

June 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.

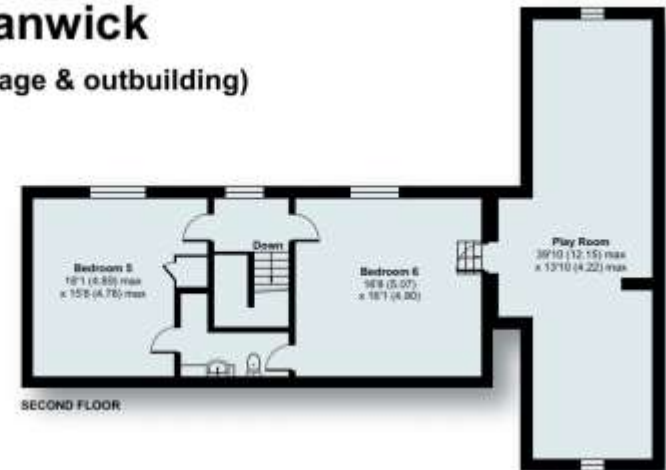
The Grange, Grange Road, Stanwick

Approximate Area = 4993 sq ft / 463.8 sq m (excludes garage & outbuilding)

Annexe = 830 sq ft / 77.1 sq m

Total = 5823 sq ft / 540.9 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. REF: 1467030



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