



BRIAR COTTAGE,
PITSFORD, NORTHAMPTONSHIRE

**BRIAR COTTAGE,
GRANGE LANE, PITSFORD, NORTHAMPTONSHIRE, NN6 9AN**

TOTAL APPROX. FLOOR AREA 1,505 SQ FT/139.8 SQ M (excludes garage)

AN ATTRACTIVE FAMILY HOME OCCUPYING AN ENVIABLE LOCATION CLOSE TO PITSFORD WATER



DISTANCE

Northampton 5 miles
(London Euston 1 hour)
Wellingborough 9 miles
(London St Pancras 55 minutes)
M1 (Junction 15) 7 miles
A14 (A1/M1 link) 8 miles
Distances/times approximate

GROUND FLOOR

- Main hall
 - Shower room
 - Sitting room
 - Family room
 - Kitchen/dining room
 - Utility room
-

FIRST FLOOR

- Landing
 - Three bedrooms
 - Family bathroom
 - Studio/hobby room
-

OUTSIDE

- Driveway
- Off-road parking
- Double garage
- Gardens

GUIDE PRICE £585,000 Freehold

THE PROPERTY

Briar Cottage is an attractive and charming semi-detached family home occupying a wonderful position outside the village of Pitsford being within close proximity to Pitsford Water as shown in the brochure. An inspection is highly advised in order to fully appreciate the location and situation of accommodation on offer.

On the ground floor two hallways provide access to the principal living accommodation. The main hallway offers access to a sitting room which has an open fireplace and patio doors to the garden. There is a further reception/family room together with a good proportioned kitchen/dining area. The kitchen area comprises a range of contemporary design fitted units complemented by built-in Bosch appliances. From the dining area double doors provide access to the front terrace. Further features include a separate utility room together with a ground floor shower room. Off the kitchen/dining area there is an inner lobby with stairs rising to a studio/hobby room which has in the past been used as further sleeping accommodation.

On the first floor a landing area provides access to three bedrooms and a family bathroom comprising bath, wash hand basin, W.C. and bidet. From the first floor the property enjoys wonderful views over countryside given the semi-rural location and of Pitsford Water beyond.



OUTSIDE

To the front of Briar Cottage there is a gravelled driveway which provides off-road parking for two vehicles which in turn leads to the double garage. The established mature gardens extend to the front and side of the house being largely laid to lawn with flowers and shrubs together with paved patio and seating areas ideal for outside entertainment and alfresco dining.

LOCATION

The village of Pitsford is situated approximately 5 miles north of the county town of Northampton. The village is well placed for communications with easy access to the A43 and A508 providing convenient access to both the M1 and A14 (A1/M1link). Train services are available from Northampton to London Euston together with services from Wellingborough station into London St Pancras. The village and especially Briar Cottage is surrounded by attractive countryside with Pitsford Water offering water sports, fishing and country walks.

DIRECTIONS SAT NAV NN6 9AN

What3Words: care.hours.wants

From Northampton proceed in a northerly direction along the A508 Market Harborough Road. Proceed through the suburb of Kingsthorpe and past roundabout turn to Boughton Village. Continue along the A508 and turn right sign posted Pitsford Village. Proceed through village past The Griffin public house, bearing left at the village green into Grange Lane. Continue along Grange Lane and out of the heart of the village across The Causeway. Continue along the track, passing the sign 'Moulton Grange private grounds' and bear left. Briar Cottage can be seen on the left hand side.



PROPERTY INFORMATION

Services: Oil fired radiator heating, shared septic tank drainage system.

Broadband: To be advised.

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band F
£3,610.88 for the year 2026/2027

EPC Rating: E

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.

Briar Cottage, Grange Lane, Pitsford, Northamptonshire

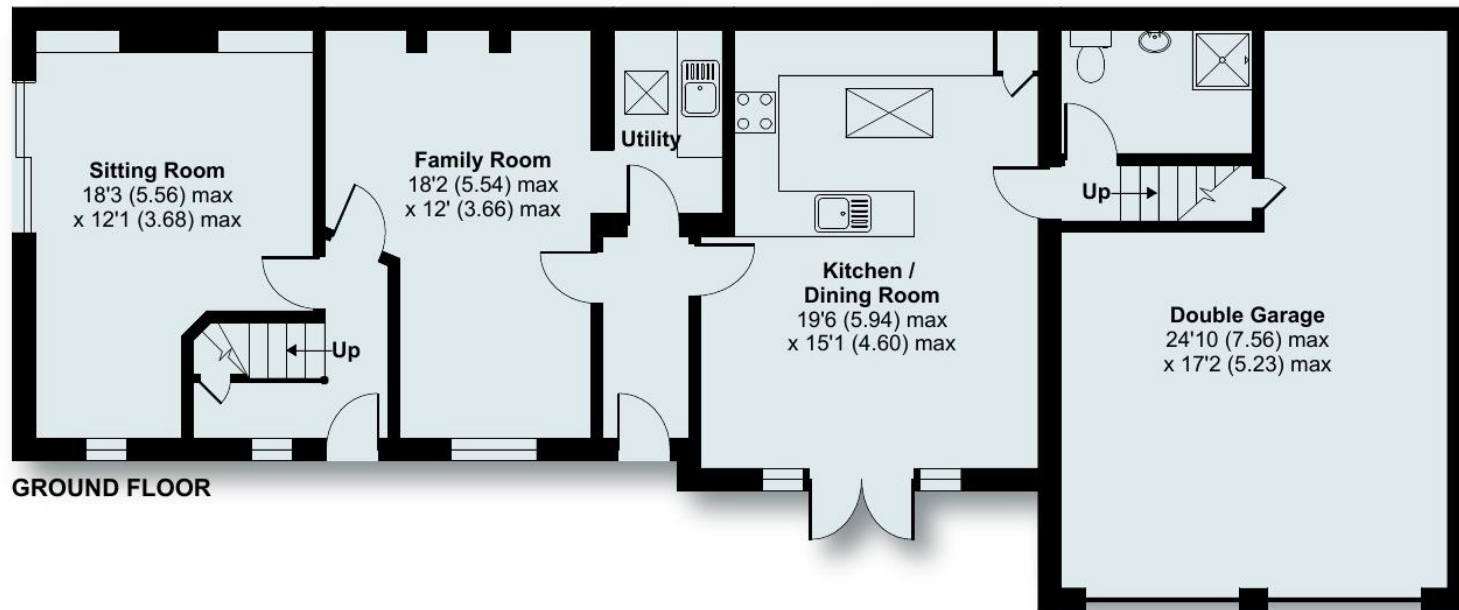
Approximate Area = 1505 sq ft / 139.8 sq m (excludes garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

FIRST FLOOR

GARAGE FIRST FLOOR



GROUND FLOOR





NORTHAMPTON

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JACKSON-STOPS 

PROPERTY EXPERTS SINCE 1910