



WADD CLOSE LANE,
WHILTON, NORTHAMPTONSHIRE

JACKSON-STOPS 

6 WADD CLOSE,
WHILTON, DAVENTRY, NORTHAMPTONSHIRE, NN11 2SJ

TOTAL APPROX. FLOOR AREA 1,822 SQ FT/169.2 SQ M

INDIVIDUAL DETACHED SINGLE STOREY PROPERTY ON THE EDGE OF THIS POPULAR VILLAGE WITH FAR REACHING VIEWS OVER FARMLAND TO THE REAR



DISTANCE

Northampton 10 miles
(Trains to London Euston in 1 hour)

Daventry 4 miles

Milton Keynes 25 miles

Rugby 11 miles

Distances/times approximate

ACCOMMODATION

- Entrance hall
- Cloakroom
- Sitting room
- Dining room
- Conservatory
- Main bedroom with en suite shower
- Two further bedrooms
- Study/bedroom four
- Bathroom
- Kitchen/breakfast room
- Utility
- Gymnasium/family room

OUTSIDE

- Landscaped gardens to front, side and rear
- Off road parking for several vehicles
- Single garage
- Far reaching views over countryside
- Quiet location

GUIDE PRICE £650,000 Freehold

THE PROPERTY

Tucked away in a peaceful position within this ever popular village, this individual detached single storey residence enjoys delightful far reaching views over adjoining farmland to the rear. Built in 1989 to a high standard, the property offers generous and well balanced accommodation and is offered for sale with the advantage of vacant possession.

On entering, you are welcomed by a spacious entrance hall featuring a built-in storage cupboard and cloakroom/shower room. The well proportioned sitting room is a particular feature of the home, enjoying a box bay window overlooking the rear garden, a central Calor gas fireplace, and French doors opening into the conservatory.

The conservatory provides an excellent additional reception space, constructed in UPVC with a polycarbonate roof and benefits from double French doors to the side garden as well as further doors leading through to a versatile dining room, creating an ideal flow for both everyday living and entertaining.

The kitchen/breakfast room is of a generous size and fitted with a comprehensive range of base and eye level units, including integrated appliances and a central island. French doors open directly onto the rear garden, enhancing the sense of light and connection to the outdoors with fabulous views. Off the kitchen lies a good size utility room with additional storage, sink unit, and a wall mounted oil fired boiler.

A former garage has been thoughtfully converted to create a family room/study, providing valuable additional living space and flexibility.

The bedroom accommodation is arranged in a separate wing and comprises a principal bedroom with box bay window overlooking the side garden and an en-suite shower room. There are three further bedrooms, one of which lends itself equally well as a study or home office,



OUTSIDE

The property is approached by a part owned drive with blocked drive and offers off road parking for several vehicles in turn leading to a single garage with remote door. There is gated access to the side leading to the gardens which enjoy views over neighbouring farmland, laid predominately to lawn with various flower and shrub borders enclosed by brick walling. The other side of the property provides further lawned areas with timber fencing, mature flower and shrub borders. There is also a timber garden shed.

LOCATION

Whilton is a quiet rural village set in rolling countryside to the west of Northampton and east of Daventry. It lies about a mile to the east of the A5 and about four miles from the M1 (Junction 16). Northampton, Rugby, Coventry, Milton Keynes, Leicester and Birmingham are all within easy reach by road or rail (stations are at Rugby, Long Buckby and Northampton. The village has a church and a village hall from which a nursery school is run. Primary schooling is at Brington and state secondary schooling at Bugbrooke. Local private schools include preparatory school at Spratton and public schools at Rugby, Oundle, Uppingham and Stowe.

DIRECTIONS SAT NAV NN11 2SJ

What3Words: verb.dressy.edges



PROPERTY INFORMATION

Services: Metered water, electricity and mains drainage to the property. Oil fired central heating to radiators. There are solar panels which also heat the hot water..

Broadband: Ultrafast broadband available

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band F
£3,642.90 for the year 2026/2027

EPC Rating: B

Tenure: Freehold

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

June 2026

Important Notice:

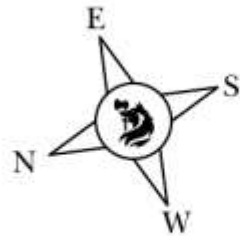
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested 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.

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6 Wadd Close Lane, Whilton, Daventry

Approximate Area = 1822 sq ft / 169.2 sq m (excludes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



NORTHAMPTON

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PROPERTY EXPERTS SINCE 1910