



WOODLANDS GRANGE,
EARLS BARTON, NORTHAMPTONSHIRE

JACKSON-STOPS 



**6 WOODLANDS GRANGE,
EARLS BARTON, NORTHAMPTONSHIRE, NN6 0RG**

TOTAL APPROX. FLOOR AREA 4,316 SQ FT / 400.9 SQ M (includes basement and excludes garage)

A SUBSTANTIAL FAMILY HOME LOCATED IN THE POPULAR AND THRIVING VILLAGE OF EARLS BARTON



DISTANCE

Wellingborough 4 miles
(London St. Pancras 50 minutes)

Northampton 8 miles
(London Euston 1 hour)

M1 (Junction 15) 12 miles

Distances/times approximate

GROUND FLOOR

- Main hall
- Cloakroom
- Sitting room
- Dining room
- Study
- Kitchen
- Breakfast/family room
- Utility room

FIRST FLOOR

- Main landing
- Four bedrooms
- Dressing room
- Two en suite shower rooms
- House bathroom

SECOND FLOOR

- Two further bedrooms
- Shower room

BASEMENT

- Three basement rooms
- Laundry room

OUTSIDE

- Driveway and off road parking
- Double garage
- Front and rear gardens

GUIDE PRICE £975,000 Freehold

jackson-stops.co.uk

THE PROPERTY

6 Woodlands Grange is an attractive individual family home offering spacious and versatile living accommodation located close to the heart of the thriving and popular village of Earls Barton. The property is designed over four levels and an inspection is highly advised in order to appreciate both the position and extent of the accommodation.

On the ground floor a main hallway with stairs rising to the first floor landing and a separate staircase to the basement area provides access to the principal ground floor living accommodation. There is a superb sitting room with feature high ceiling design which provides a feeling of both space and light complimented by a dual aspect and double doors giving access to the family rear garden and a second enclosed garden area. Further features include fitted display shelving with under lights and wood burner fire. Further reception rooms include a study with fitted desk unit and drawers together with double doors providing access to the garden area together with a separate dining room and a breakfast/family room both of which have double doors providing access to the main rear garden. The kitchen which is positioned adjacent to the breakfast/family room comprises a range of fitted base and eye level units, a Leisure range cooker with further appliances to include a built in oven and microwave, integrated fridge and a dishwasher. There is recessed lighting to the ceiling, a pantry area together with a one and half bowl sink drainer unit set to wooden worktop surfaces. Next to the kitchen there is a utility room which in turn provides access to a ground floor cloakroom and internal access to the double garage. The utility room has an integrated fridge/freezer and further fitted units.

On the first floor a main landing area with stairs rising to the second floor accommodation provides access to the bedroom accommodation and house bathroom. There are four bedrooms to the first floor which include a master bedroom suite with en suite shower room together with a dressing room with fully fitted wardrobes. There is a further shower room comprising shower, wash hand basin and W.C. which serves as an en suite to two bedrooms.

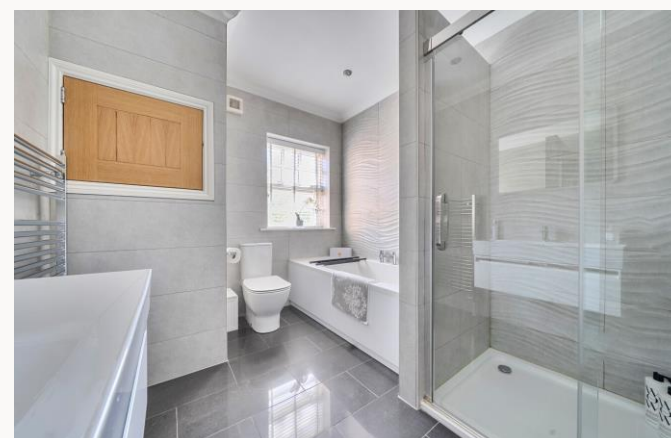




The main house bathroom comprises bath, wash hand basin, shower cubicle and W.C. On the second floor there are two further bedrooms both with fitted wardrobes together with a shower room comprising shower, W.C, wash hand basin set to vanity unit and a heated towel rail. In addition to the main house living accommodation there is a sizeable basement area which includes four rooms which are currently used as a laundry room, games room, studio and a cinema room.

OUTSIDE

To the front of the property there is a block paved driveway providing off-road parking together with access to a double garage with an electric door. There is an artificial lawned area to the front and gated pedestrian side access. The principal rear gardens offer a high degree of privacy and are largely laid to lawn with a paved patio area ideal for outside entertainment and al fresco dining. There is also outside lantern lights and a pathway leads to a further garden area which also has a paved patio area being laid to lawn and incorporating a garden shed.



LOCATION

Earls Barton is a popular and thriving village providing local facilities including newsagents, chemist, doctors surgery, artisan butchers and a number of restaurants and public houses. The village also boasts a nursery and a primary school. Northampton and, Wellingborough offer a more comprehensive range of shops and leisure facilities with main line train services available from Wellingborough into London St. Pancras with journey times of around 50 minutes.

DIRECTIONS SAT NAV NN6 0RG

What3words: jots.disband.judge

From Northampton proceed east on the A45 dual carriageway towards Wellingborough and take the exit signed to Earls Barton. Proceed straight over the first roundabout and on climbing up the hill take the right hand turn into Earls Barton. Continue past the church along West Street and then continue on to Broad Street. Proceed straight ahead on to Doddington Road and Woodlands Grange is the third road on the left. The property can then be found on the left after proceeding along Woodlands Grange.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PROPERTY INFORMATION

Services: Gas, electricity and water connected.
Drainage is via a private septic tank

Broadband: Ultrafast broadband available

Local Authority: North Northamptonshire Council
Tel: 0300 126 3000

Outgoings: Council Tax Band G
£4,093.92 for the year 2026/2027

EPC Rating: C

Tenure: Freehold

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

July 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.

6 Woodlands Grange, Earls Barton

Approximate Area = 4316 sq ft / 400.9 sq m (excludes garage)

For identification only - Not to scale





NORTHAMPTON

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PROPERTY EXPERTS SINCE 1910