



FLORE VILLA
FLORE, NORTHAMPTONSHIRE



FLORE VILLA

1 HIGH STREET, FLORE, NORTHAMPTONSHIRE, NN7 4LL

TOTAL APPROX. FLOOR AREA 3,669 SQ FT / 337.90 SQ M (INCLUDES COACH HOUSE)

AN ATTRACTIVE VICTORIAN VILLA WITH A DETACHED FORMER COACH HOUSE SET IN WONDERFUL GARDENS AND GROUNDS



DISTANCE

Northampton 7 miles

Towcester 9 miles

Milton Keynes 18 miles

M1 (Junction 16) about 2 miles

Trains to London Euston from Northampton,

Long Buckby and Milton Keynes

Distances/times approximate

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Family room
- Kitchen/breakfast room
- Cloakroom and separate utility room
- Cellar access

FIRST FLOOR

- Galleried landing
- Main bedroom with en suite
- Two further bedrooms
- Family bathroom

SECOND FLOOR

- Snug/sitting area
- Two Bedrooms
- Bathroom

OUTSIDE

- Gated drive and generous off road parking
- Detached coach house with haylofts above
- Gardens and grounds
- In all approximately 0.8 acres (0.32 ha)

GUIDE PRICE £1,200,000 Freehold

THE PROPERTY

Flore Villa is a handsome period property dating back to c.1885. This fabulous home offers spacious and versatile living accommodation together with a former coach house occupying an edge of village location set in wonderful gardens and grounds in all extending to over three quarters of an acre.

The property retains its period charm yet has been sympathetically improved and modernised by the current owners during their time there offering an effective mix of both traditional and contemporary living spaces arranged over three floors. Viewing is essential in order to fully appreciate its inherent qualities, size, setting, further potential and lifestyle opportunities on offer.

On the ground floor, a part glazed main front door opens on to a reception hall with original Minton tiled floor and a wonderful period staircase rising to the galleried main first floor landing. Under the stairs there is a door revealing steps down to an exposed brick floored wine cellar. Radiating off the main hallway are two principal reception rooms both enjoying double aspects with polished floorboards. The decorative fireplace in the sitting room has recessed shelving to one side and in the dining room there is a recessed full height part glazed display cupboard and shelving. The oak floored family room is a super further spacious reception room and is currently used as a home office with brick fireplace and complimented by tongue and grooved panelling. There is also a good sized cloakroom which lies at the end of the hallway.

A particular feature of the property is an extended and stylish refurbished kitchen/breakfast room with bi-fold doors opening onto a courtyard. The bespoke kitchen comprises a good range of base and eye level units with quartz worktops and integrated appliances including AEG double oven with warming drawer, full height fridge and freezer, five ring induction hob, Zanussi dishwasher and wine cooler.

Adjacent to the kitchen there is a utility room with matching units, plumbing for washing machine and dryer along with wall mounted Worcester combination boiler.





FIRST FLOOR

Approached from the main staircase an impressive galleried landing runs through the heart of the house and enjoys fine views over rolling countryside as do the two main bedrooms. Bedroom one has two recessed wardrobes and en suite shower room with bedroom two benefitting from fitted wardrobes and cupboards and along with a third bedroom, are served by a family shower room.

SECOND FLOOR

Stairs rise to further galleried area with an open snug and sitting area. Access is provided to two double bedrooms and a four piece bathroom suite. Both bedrooms benefit from recessed wardrobes and there is access to the roof space which is insulated.

OUTSIDE

Occupying a prominent elevated position, Flore Villa is approached over a gated block paviour drive edged by wooded belt to one side and to the other is the main lawn. The drive gently rises up to the property and a large gravel parking area which in turn provides access to the former coach house. The main lawn lies to the west of Flore Villa and is laid to lawn featuring a covered seating area all enclosed behind a combination of post and rail fencing and mature hedgerow boundaries.

In addition, to the rear of the house there is a protected courtyard ideal for outside entertainment and alfresco dining. A graveled path leads to a further lawned area which fronts onto High Street with a boundary defined by wooden fencing along with mature yew bushes.

The brick built former coach house, currently offers excellent garaging and workshop/home office with original haylofts above. For buyers looking for independent living facilities, the coach house lends itself for conversion along with a number of other potential uses.





LOCATION

The popular village of Flore is a historic village in West Northamptonshire situated roughly midway between Northampton and Daventry which provide a comprehensive range of amenities. Flore is regarded as rural in character while at the same time being well connected by road which makes it attractive to commuters. The village sits on a south facing hillside overlooking the River Nene with the Grand Union Canal located about a mile to the south.

The A45 provides a direct east-west connection towards Northampton and Daventry. Easy and close access is afforded to J16 of the M1 motorway which provides onward travel towards Birmingham and the north as well as Milton Keynes and London to the south. The nearest railway stations are Northampton and Long Buckby which provide access to the wider national network including Lond Euston and Birmingham New Street stations. Main line services are available to London Euston from Milton Keynes.

In the village itself there are a range of local facilities to include a village shop/post office, public house and a primary school. Secondary schooling is available at Campion School with private educational establishments to include Northampton High School, Spratton Hall, Quinton house and Rugby.





DIRECTIONS SAT NAV NN7 4LL

What3words: flagging.depravity.slips

From Northampton take the A45 west in the direction of Daventry and cross the M1 at Junction 16. At the next roundabout bear left signposted to the village of Flore. Upon entering the village continue to the end of the High Street and as you feel you are leaving the village, the entrance drive will appear on your right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



PROPERTY INFORMATION

Services: Mains water, electricity, gas and drainage connected. Gas fired central heating to radiators.

Broadband: Gigaclear fibre broadband available to the village.

Local Authority: West Northamptonshire Council.
Tel. 0300 126 7000

Outgoings: Council Tax Band "G"
£4,262.60 for the year 2026/2027

EPC Rating: D

Tenure: Freehold

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

Agents Note: Some external images have been subject to AI enhancement.

August 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.

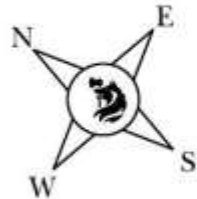
Flore Villa, 1 High Street, Flore

Approximate Area = 2731 sq ft / 253.7 sq m
Including Limited Use Area(s) = 44 sq ft / 4 sq m

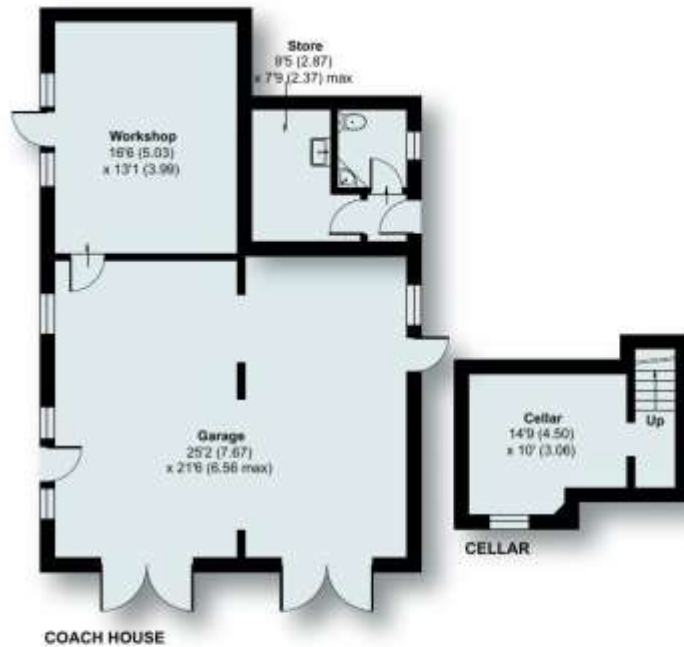
Coach House = 864 sq ft / 80.2 sq m

Total = 3669 sq ft / 337.9 sq m

For identification only - Not to scale



Denotes restricted
head height



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: 1509612.



NORTHAMPTON

01604 632 991

northampton@jackson-stops.co.uk

jackson-stops.co.uk



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