



MEADOW VIEW

21 NORLINTON CLOSE, ORLINGBURY

JACKSON-STOPS 



MEADOW VIEW, 21 NORLINTON CLOSE,
ORLINGBURY, NORTHAMPTONSHIRE NN14 1FD

TOTAL APPROX. FLOOR AREA 2,849 SQ FT / 264.6 SQ M (EXCLUDES GARAGE, OUTBUILDINGS AND INCLUDES ATTIC/LOFT ROOM)

A WELL PRESENTED MODERN EQUESTRIAN PROPERTY SITUATED IN A HIGHLY POPULAR AND SOUGHT AFTER VILLAGE LOCATION



DISTANCE

Wellingborough 3.5 miles (London St Pancras 50 minutes)

Kettering 4 miles

Northampton 10 miles (London Euston 1 hour)

Distances/times approximate

GROUND FLOOR

- Entrance hall
- Shower room/en suite
- Sitting room
- Dining/living area
- Kitchen/breakfast room
- Utility room
- Family/games room
- Study/bedroom five

FIRST FLOOR

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

OUTSIDE

- Electric gated entry
- Secure off road parking
- Double garage
- Landscaped gardens and grounds to include paddocks
- Stabling and arena/manege
- Southerly aspect
- In all approaching 5 acres (2.02 hectares)

GUIDE PRICE £1,250,000 Freehold

THE PROPERTY

Meadow View is a well presented modern family home offering comfortable family/multi generational living accommodation together with equestrian facilities.

The main house and grounds have been improved by the current owners during their time at the property over the past five years or so and an inspection is highly advised in order to fully appreciate the house accommodation, equestrian facilities and lifestyle opportunities offered by this wonderful home.

On the ground floor an entrance hall with store area and stairs rising to the first floor landing provides access to the principal ground floor living accommodation. The principal reception areas comprise sitting room with wood burner fire which can be approached through double doors from both the main hall and dining/living area. The adjacent dining/living area provides further family living space and enjoys a lovely aspect over the house gardens and grounds.

A particular feature of the property is a stylish kitchen/breakfast room supplied and fitted by Moulton Kitchens comprising range of fitted olive units with soft close cupboards and drawers. There is also a central island unit with inset NEFF induction hob and quartz worktop surfaces. Further integrated appliances include a NEFF combination and conventional oven together with a steam oven and second conventional oven and microwave. There is also an integrated wine fridge and NEFF dishwasher. Open access from the kitchen area is provided to the dining/living area. Adjacent to the kitchen there is a separate utility room.

Further accommodation to the ground floor comprises a guest bedroom/study with the ground floor shower room providing an en suite facility to this room. There is also a further excellent proportioned reception room currently used as a family/games room with double doors to the garden aspect and stairs rising to an attic/loft room. A door from family/games room affords access to a double garage.





FIRST FLOOR

On the first floor, a main landing area provides access to the bedroom accommodation. The principal bedroom enjoys a wonderful aspect over the house gardens and grounds and countryside beyond featuring fitted Sharps wardrobes and drawers with an adjoining contemporary style en suite shower room comprising WC, wash hand basin set to vanity unit and heated towel rail. There are three further double bedrooms to the first floor which include a second bedroom with en suite shower room comprising wash hand basin, shower, WC and heated towel rail. Also to the first floor there is a house bathroom which comprises bath with shower above, wash hand basin set to vanity unit, WC and heated towel rail.

OUTSIDE

The property is approached through a security electric gated entry serving both Meadow View and a neighbouring property. There is also a further electric shared gated entry to the property approached from Norlinton Close.

To the immediate front of the house there is an extensive gravelled area providing off road parking. The main house gardens and grounds are landscaped with paved seating areas ideal for outside entertainment and alfresco dining. Beyond the house gardens and grounds is the stable block, tack room, field shelter, 20m x 40m arena manege and paddock land/hay fields.

STABLES AND OUTBUILDINGS

The main stable block comprises three stables, feed room and a hay barn/machinery store all with light and power connected. Further features include a double 12ft x 12ft field shelter currently used as an additional haybarn and a separate lockable tack room with light and power connected. The paddock land is currently configured for use as four areas with one currently used and adapted as a sustainable flower farm.





While the property is clearly offered as an equestrian home, for potential purchasers with non equestrian requirements, the property offers a wonderful lifestyle opportunity by offering comfortable family living accommodation presented to a good modern standard while at the same time providing a semi-rural location and feeling of both space, protection and privacy due to the inclusion of the adjacent grounds which a new owner may wish to utilise for alternative purposes.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





LOCATION

Orlingbury is an attractive village with a thriving village community with facilities including a public house, coffee shop and village hall. Primary school education is available Little Harrowden, and state secondary schooling in Wellingborough and Kettering which provide extensive shopping and leisure facilities as does nearby Rushden Lakes. Private schools include Preparatory education at Spratton Hall together with schools at Wellingborough, Oundle, Uppingham, Rugby and Oakham. The village is well placed for communication links by both road and rail with mainline railway stations at both Wellingborough and Kettering with journey times into London St. Pancras in around fifty minutes. Further train services are available from Northampton into London Euston with journey times of around one hour. There are a range of equestrian centres within close travelling distance as well as a number of hacking routes from the property.

DIRECTIONS NN14 1FD

What3words: [///readily.niece.sublime](#)

From Northampton take the A43 towards Kettering. After approximately seven miles turn right towards Orlingbury on arriving in the village continue to the village green and turn right onto Harrowden Road. Continue along this road and after passing the first turning on the right signed Norlinton Close take the next right signed 19-21 Norlinton Close.



PROPERTY INFORMATION

Services: Mains water, electricity, gas and drainage are connected.

Local Authority: North Northamptonshire
Tel. 0300 126 3000

Outgoings: Council Tax Band "G"
£3,968.88 for the year 2026/2027

Broadband: Fibre connected

EPC Rating: C

Tenure: Freehold

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

September 2026

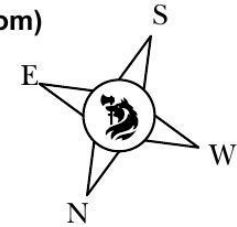
Important Notice:

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.

Meadow View, 21 Norlinton Close, Orlingbury

Approximate Area = 2849 sq ft / 264.6 sq m (excludes garage , stable block and includes attic loft room)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Jackson-Stops. REF: 1495507



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