



MERRY TOM FARM,
CHAPEL BRAMPTON, NORTHAMPTONSHIRE

JACKSON-STOPS 



MERRY TOM FARM,
MERRY TOM LANE, CHAPEL BRAMPTON, NORTHAMPTONSHIRE, NN6 8AQ

TOTAL APPROX. FLOOR AREA 5,201 SQ FT / 483.1 SQ M

A STUNNING SIX BEDROOM FAMILY HOME IN AN OUTSTANDING LOCATION WITH GARDENS AND LAND EXTENDING TO AROUND 7 ACRES WITH THE POTENTIAL TO CREATE A SELF CONTAINED ANNEXE



DISTANCE

Northampton about 6 miles

(Trains to London within the hour)

Market Harborough about 15 miles

Milton Keynes about 25 miles

M1 (Junctions 15A and 16) about 6 miles

Distances/times approximate

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Open plan Kitchen with dining and family areas
- Games room and bar
- Living room/annexe
- Two utility rooms and boot room
- Two cloakrooms and shower room

FIRST FLOOR

- Principal bedroom with dressing room and bathroom en suite
- Three further double bedrooms, one with en suite
- Family bathroom

SECOND FLOOR

- Two double bedrooms and bathroom

OUTSIDE

- Gated private drive with extensive parking
- Triple detached garage
- Private garden and grounds
- Swimming pool, pond and tennis court
- Five acre paddock
- Land in all totalling around 7 acres

GUIDE PRICE £1,950,000 Freehold

THE PROPERTY

Merry Tom Farm has been substantially extended and beautifully enhanced in recent years, creating an exceptional family home in a truly breathtaking setting. Positioned adjacent to and overlooking rolling countryside, the property combines character, comfort and outstanding entertaining space. As with any unique home, one can only fully appreciate the lifestyle opportunities on offer by making the commitment to step over the threshold.

Located just outside the village and approached via an adopted country lane and on approaching the property unique nature of the setting is immediately apparent.

The welcoming reception hall has a cloakroom off and features attractive oak flooring which continues to the spacious dining room. Here, an ornate carved fireplace with a log burning stove provides a striking focal point. Double casement doors open to the rear gardens while steps lead up to the sitting room which enjoys double doors opening to the rear

At the heart of the home is the stunning open-plan kitchen, living and dining area, designed for both everyday family life and entertaining. The kitchen is fitted with an extensive range of bespoke cabinetry, including pantry cupboards, drawers and cabinets, together with a breakfast station incorporating a Gaggenau coffee machine. Quartz worktops run throughout, while the impressive central island features twin basins, additional storage and informal breakfast seating. Integrated appliances include an electric Aga with companion oven and extractor canopy, a Fisher & Paykel two-drawer dishwasher, and a refrigerated drawer unit. A generous walk-in pantry/utility provides space and services for an American-style fridge freezer. The adjoining sitting and dining area benefit from a vaulted ceiling, creating a wonderful sense of space and light. Doors open onto the terrace and gardens to the side and bifold doors open directly from the kitchen directly onto the gardens.

The remarkable games room and bar, converted from an original adjoining barn, offers an exceptional venue for entertaining. A bespoke American oak bar is equipped with a wine fridge, sink and dishwasher, while the vaulted beamed ceiling, exposed stonework and porcelain tiled floor with underfloor heating create a striking and characterful environment. Steps descend to an inner lobby providing access to a changing room with shower facilities, cloakroom and a useful store room.







Further accommodation to the ground floor includes a versatile open-plan living area, comprising seating and dining space together with a kitchen area with a range of fitted cabinets and ceramic sink. Space for range cooker and fridge, while doors open directly to the rear of the property. A spiral staircase rises to the first floor. Offering excellent flexibility, this area could readily form part of a self-contained annexe, subject to individual requirements.

The utility room provides space and provision for laundry appliances, while the boot room offers practical storage space for outdoor clothing. Footwear and everyday household essentials.

FIRST FLOOR

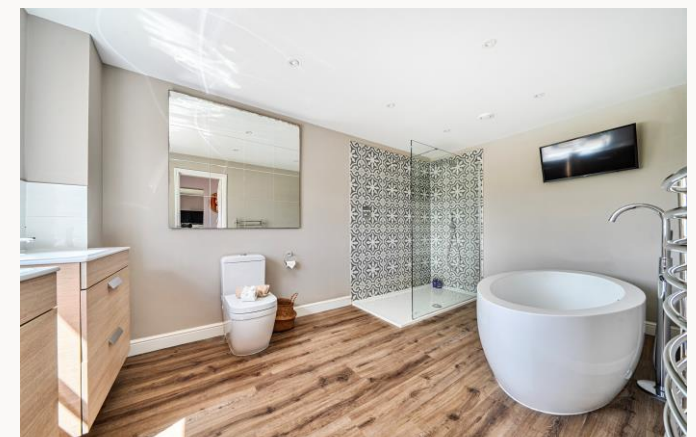
A beautifully crafted oak staircase rises to the spacious first-floor landing.

The impressive principal bedroom suite enjoys magnificent views across countryside to the rear, enhanced by the Juliet balcony and full height windows. A generous dressing room is fitted with an extensive range of wardrobes, cupboards and dressing table, providing excellent storage and dressing space. The luxurious en suite features a freestanding oval bath, walk in shower enclosure, twin vanity wash hand basins and WC, complimented by stylish tiling, quality flooring and underfloor heating.

There are three further well-proportioned double bedrooms, all of which enjoy delightful countryside views. One bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom comprising bath, shower enclosure, vanity wash hand basin and W.C. A useful study area completes the first floor accommodation.

SECOND FLOOR

Two large double bedrooms and shower room. Storage cupboards to landing area.





OUTSIDE

Merry Tom Farm is approached via double electric gates, opening onto an extensive driveway and parking area with space for numerous vehicles, together with a detached triple garage.

The gardens extend to the side and rear of the property, predominantly laid to lawn and complemented by mature trees and well-stocked shrub borders. To the rear, a generous paved and walled terrace provides an excellent space for outdoor entertaining, with steps leading down to the heated outdoor swimming pool. And pond beyond. The adjacent pump room offers practical garden storage.

An all-weather tennis court is situated to the side of the property. Beyond the formal gardens, the paddocks are currently let; however, the land will be sold with vacant possession.

LOCATION

The highly sought after village of Chapel Brampton is located approximately 6 miles to the northwest of Northampton set amongst attractive undulating countryside and in close proximity to the Althorp Estate. There are two pubs with restaurants in the village and a Church at Church Brampton.

Educational facilities are well served in the area to include private schooling Wellingborough School, Northampton High School for Girls and Rugby School together with preparatory school at Spratton Hall. There is a primary school in the village and state secondary schooling is also well served in the area. Local sporting activities include golf at Harlestone and Church Brampton along with sailing and fishing at Pitsford Reservoir. There are also a number of attractive walks and bridleways in the immediate area, including the Brampton Valley Way which is a short walk away.

DIRECTIONS SAT NAV NN6 8AQ

What3Words: [education.diamonds.luxury](https://www.what3words.com/education.diamonds.luxury)



PROPERTY INFORMATION

Services: Metered mains water and mains electricity are connected, drainage via a septic tank. Oil fired central heating.

Broadband: Standard broadband available

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band G
£4,107.22 for the year 2026/2027

Right of Way: Merry Tom Lane is an adopted road, beyond Merry Tom Farm there is a bridleway to Brixworth.

EPC Rating: D

Tenure: Freehold

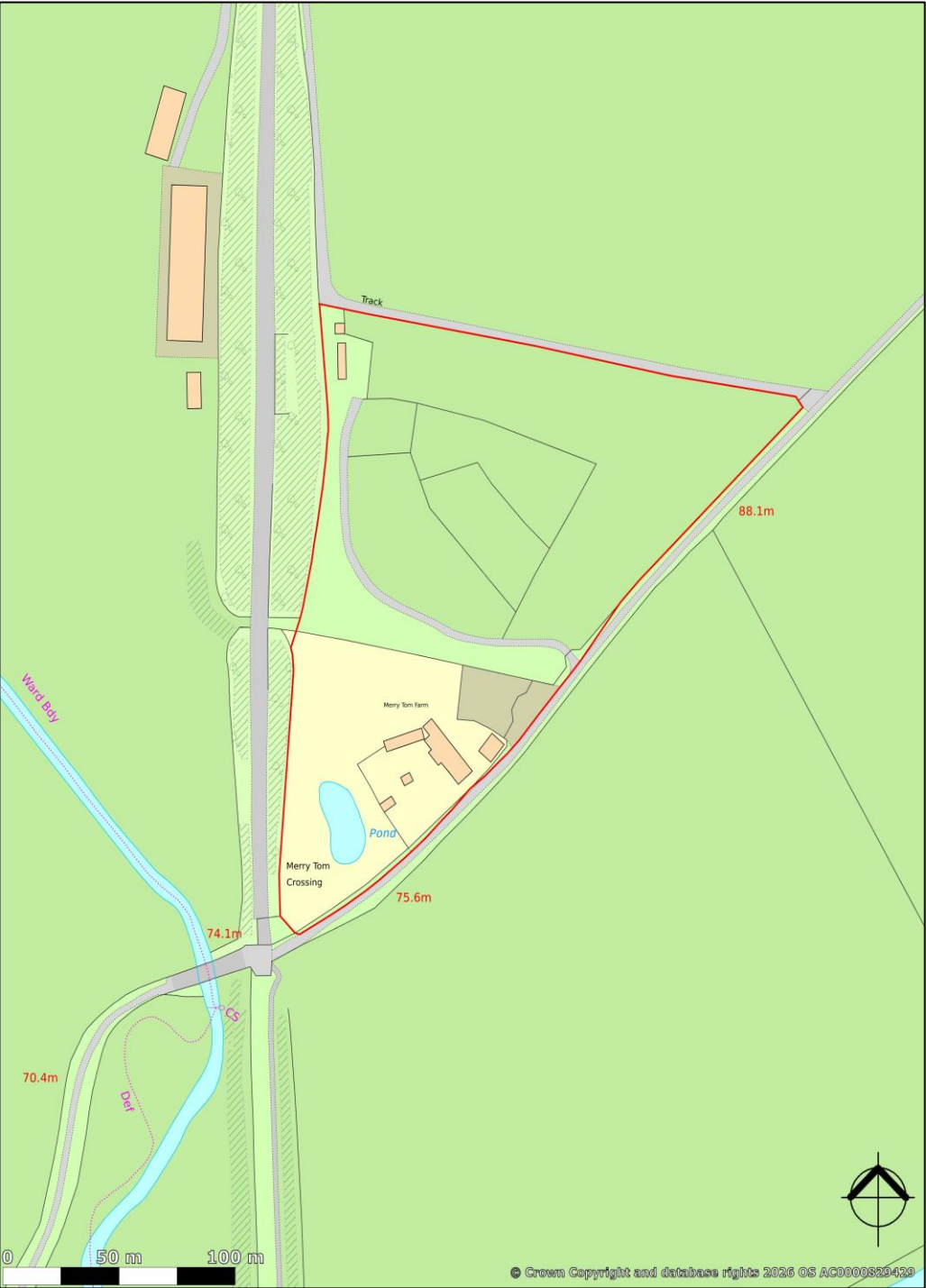
Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

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.

[jackson-stops.co.uk](https://www.jackson-stops.co.uk)



Merry Tom Farm, Merry Tom Lane, Chapel Brampton

Approximate Area = 5201 sq ft / 483.1 sq m (excludes garage)

Garage = 557 sq ft / 51.7 sq m

Outbuilding = 137 sq ft / 12.7 sq m

Total = 5895 sq ft / 547.6 sq m

For identification only - Not to scale





NORTHAMPTON

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PROPERTY EXPERTS SINCE 1910