



OAKFIELD HOUSE,
HANNINGTON, NORTHAMPTONSHIRE

OAKFIELD HOUSE, 2 TURNERS FARM CLOSE,
HANNINGTON, NORTHAMPTONSHIRE, NN6 9SD

TOTAL APPROX. FLOOR AREA X,XXX SQ FT/XXX SQ M

BEAUTIFULLY PRESENTED MODERN DETACHED HOME IN A PLEASANT LOCATION WITH COUNTRYSIDE VIEWS TO THE REAR, LANDSCAPED GARDENS AND DOUBLE GARAGE



DISTANCE

Northampton 12 miles

Kettering 6 miles

Wellingborough 7 miles

Train stations at Wellingborough and
Northampton serving London Euston and London
St Pancras in less than 1 hour

A14 (M1 Link Road) 6 miles

M1 (Junction 15) 11 miles

Distances/times approximate

GROUND FLOOR

- Entrance hall
- Cloakroom
- Sitting room
- Fabulous kitchen/dining room
- Study
- Snug
- Utility room

FIRST FLOOR

- Landing
- Master bedroom with dressing room and en suite bathroom
- Guest bedroom with en suite shower room
- Two further bedrooms
- Family bathroom

OUTSIDE

- Select development in cul-de-sac position
- Wonderful countryside views to the rear
- Landscaped garden
- Off road parking for several vehicles
- Double garage with remote controlled doors

OFFERS IN EXCESS OF £750,000 Freehold

THE PROPERTY

Oakfield House is a fine individual detached home, built in 2003 and pleasantly positioned within a small and peaceful rural cul-de-sac of just eight properties, on the edge of the popular village of Hannington.

The property enjoys a lovely outlook over open countryside, with beautifully landscaped gardens providing an attractive setting and a good degree of privacy. Over the years, Oakfield House has been thoughtfully improved, including the re-fitting of the kitchen and its integration with the dining room to create a particularly impressive open plan living space. The accommodation is generous throughout and offers a versatile layout well suited to both family life and entertaining.

On entering the property, the spacious reception hall provides a welcoming introduction to the house, with stairs rising and turning to the first floor, useful understairs storage and doors leading to the principal reception rooms and cloakroom. The dual aspect sitting room is a bright and comfortable room, with French doors opening directly onto the rear garden and making the most of the attractive rural outlook. The heart of the home is undoubtedly the impressive open plan kitchen and dining room. The kitchen has been re-fitted with a comprehensive range of base and eye level cabinetry, complementary work surfaces and a central island, while French doors open onto the garden. The adjoining dining area provides plenty of space for a large dining table and has further doors leading outside. From here, there is access to a useful snug or family room, together with a well equipped utility room having a door to the outside and a further courtesy door leading through to the double garage.

To the first floor, the landing gives access to all four bedrooms and the family bathroom. The spacious principal bedroom is particularly appealing, enjoying lovely views over the rear garden and open countryside. It has the benefit of a dressing room and a generous four piece en suite bathroom. The guest bedroom has fitted wardrobes and its own en suite shower room, while two further bedrooms are served by the family bathroom.



OUTSIDE

The property is situated in a private cul-de-sac with individual properties and is approached by a private drive providing parking for several vehicles which in turn leads to an attached double garage with twin remote up and over doors and loft storage area.

The rear garden is a particular feature being landscaped with a good size patio area. Laid predominantly to lawn with various flower and shrub borders, all enjoying an attractive south westerly aspect overlooking paddocks. A range of outbuildings.

LOCATION

The popular village of Hannington lies in open countryside to the northeast of Northampton within two miles of the popular Pitsford Reservoir and Nature Reserve and one mile from Walgrave Primary School. The village is conveniently located for Northampton, Wellingborough and Kettering with train services available from Northampton into London Euston in around one hour together with services offered from Wellingborough and Kettering into London St. Pancras in around fifty minutes. The M1 motorway is fourteen miles to the south (junction 15) and the A14 (A1/M1 link road) is six miles to the northeast. An extensive range of leisure, school and shopping facilities are available in the County towns of Northampton, Wellingborough and Kettering.

DIRECTIONS SAT NAV NN6 9SD

What3words: fries.overhear.hers

From Northampton take the A43 towards Kettering. After about nine miles turn left at the Shell service station signposted Hannington. Proceed on through the village passing a church on your right. Turners Farm Close can be found on the right hand side. Proceed along this cul-de-sac where Oakfield House can be found on the left.



PROPERTY INFORMATION

Services: All mains services are connected to the property including gas.

Broadband: Ultrafast broadband is available

Local Authority: West Northamptonshire Council
Tel: 0300 126 3000

Outgoings: Council Tax Band G
£4,093.44 for the year 2026/2027

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.

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Turners Farm Close, Hannington, Northamptonshire

Approximate Area = 2111 ft / 196.1 sq m

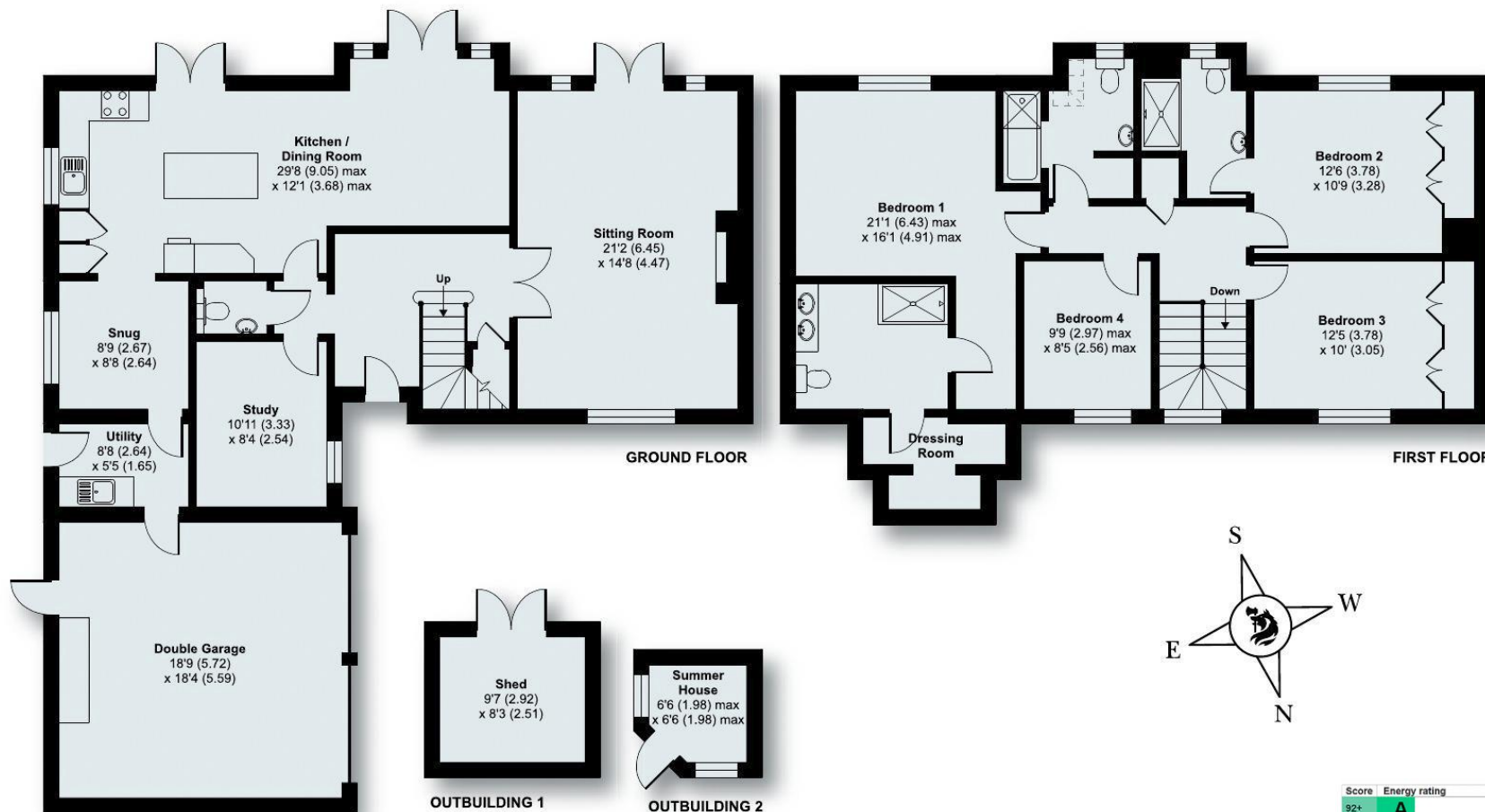
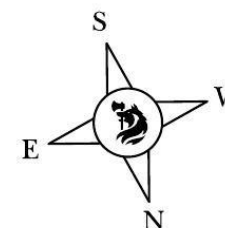
Limited Use Area(s) = 4 sq ft / 0.4 sq m

Garage = 345 sq ft / 32.1 sq m

Outbuildings = 119 sq ft / 11 sq m

Total = 2579 sq ft / 239.6 sq m

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: 1523778

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	72 C	79 C
39-54	E		
21-38	F		
1-20	G		



NORTHAMPTON

01604 632 991

northampton@jackson-stops.co.uk

jackson-stops.co.uk

 OnTheMarket

rightmove 

 PrimeLocation.com



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