

THE CEDARS,

WALGRAVE, NORTHAMPTONSHIRE

JACKSON-STOPS



THE CEDARS, HANNINGTON LANE,
WALGRAVE, NORTHAMPTON, NORTHAMPTONSHIRE, NN6 9QG

TOTAL APPROX. FLOOR AREA 2,896 SQ FT / 269 SQ M

INDIVIDUAL DETACHED STONE PROPERTY BEAUTIFULLY LOCATED ON THE EDGE OF THIS POPULAR VILLAGE ADJACENT TO FIELDS WITH LANDSCAPED GARDENS AND TRIPLE GARAGE



DISTANCE

Northampton 10 miles
Wellingborough 12 miles
(Wellingborough station serving London St Pancras in less than 40 minutes)
Kettering 6 miles

Distances/times approximate

GROUND FLOOR

- Entrance porch
- Spacious entrance hall with cloaks cupboard
- Sitting room
- Dining room
- Study
- Superb open plan kitchen/family room
- Utility room
- Garden room

FIRST FLOOR

- Landing
- Main bedroom suite with dressing area and en suite bathroom
- Guest bedroom with en suite shower room and dressing area
- Three further bedrooms
- Family bathroom

OUTSIDE

- Adjacent to open fields
- Off road parking for several vehicles
- Triple garage block with loft area above
- Tiered landscaped rear gardens

OFFERS IN EXCESS OF £900,000 Freehold

THE PROPERTY

The Cedars is a fine individual stone built detached family home standing in a pleasant location on the edge of this popular village adjacent to open countryside. The current owners have lived in the property since being built in 1999 and it is now offered with no onward chain with superbly presented accommodation including a magnificent open plan kitchen/breakfast/family area. Upon entering the property through the entrance porch, you are greeted with a good sized entrance hall having stairs to the first floor, understairs storage cupboard and further cloaks cupboard. The area has wide plank oak flooring and has access to a triple aspect sitting room with a feature inglenook style fireplace with stone features and timber mantle above and inset gas fired stove. There are French doors leading to the garden room and the whole area is complemented by oak flooring. From the hallway there is further access in to a useful study with window overlooking the front and the dining room again having French doors leading onto the rear garden room. The garden room at the property has a solid roof with windows overlooking the rear gardens and French doors to the rear patio.

A particular feature to the property is the superb, recently refitted kitchen/breakfast family room being of a good size with the kitchen area having a range of base and eye level cupboards with quartz worktops and inset butler sink unit, central brick fireplace with space for a range cooker with tiled back drop and a central island unit with a range of fitted cupboards and a range of fitted appliances. There are double doors leading to the rear garden room and open access leading to the family area with a range of fitted display units with cupboards and drawers below, access through French doors to the rear patio. To complete the downstairs accommodation is a useful utility room having a range of base and eye level units and a courtesy door leading to the attached garage.









On the first floor there is a spacious landing with views onto the front and a built in linen cupboard. The main bedroom has a triple aspect enjoying far reaching views over adjoining countryside with a range of fitted wardrobes and access to a four piece bathroom suite having a freestanding bath and separate shower cubicle.
At the rear of the property is a most useful guest bedroom with semi-vaulted ceiling, en suite shower room and dressing area with a range of fitted wardrobes. There are three further bedrooms and a family bathroom.

OUTSIDE

The Cedars stands in a landscaped plot of 0.27 acres adjacent to open countryside on the edge of this popular village. The rear gardens are tiered and beautifully landscaped with various areas of interest including two patio areas, timber greenhouse and vegetable plot. A number of maturing trees giving character to the gardens all of which enjoys views across the adjacent countryside.







LOCATION

The village is named in the Doomsday book as Waldgrave in 1086 and latterly adopted its current name being a very pleasant village lying to the north of Northampton close to Pitsford Reservoir. It is within easy reach of the town centres of Wellingborough, Kettering and Northampton having a number of amenities including a well regarded primary school, parish church, village hall and public house. There is secondary schooling nearby both public and private sectors with leisure facilities in the area plentiful. Golf at Church Brampton and Little Harrowden and sailing at Pitsford Reservoir. Communications are excellent with train stations at Kettering, Wellingborough and Northampton serving London at various stations with access in less than one hour. Access to the A1/M1 link road on the A14 is within seven miles.

DIRECTIONS SAT NAV NN6 9QG

What3words: ///mirroring.incline.fixated

From Northampton take the A43 northeast towards Kettering. After approximately nine miles shortly after passing the Shell service station at the Hannington crossroads take the next left signposted to Walgrave. Proceed to the centre of the village taking a left into Hannington Lane where the property can be found on left.









PROPERTY INFORMATION

Services: All main services connected to the property including gas, metered water, mains drains and electricity

Broadband: Ultrafast broadband available

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band G
£3,918.66 for the year 2025/2026

EPC Rating: C

Tenure: Freehold

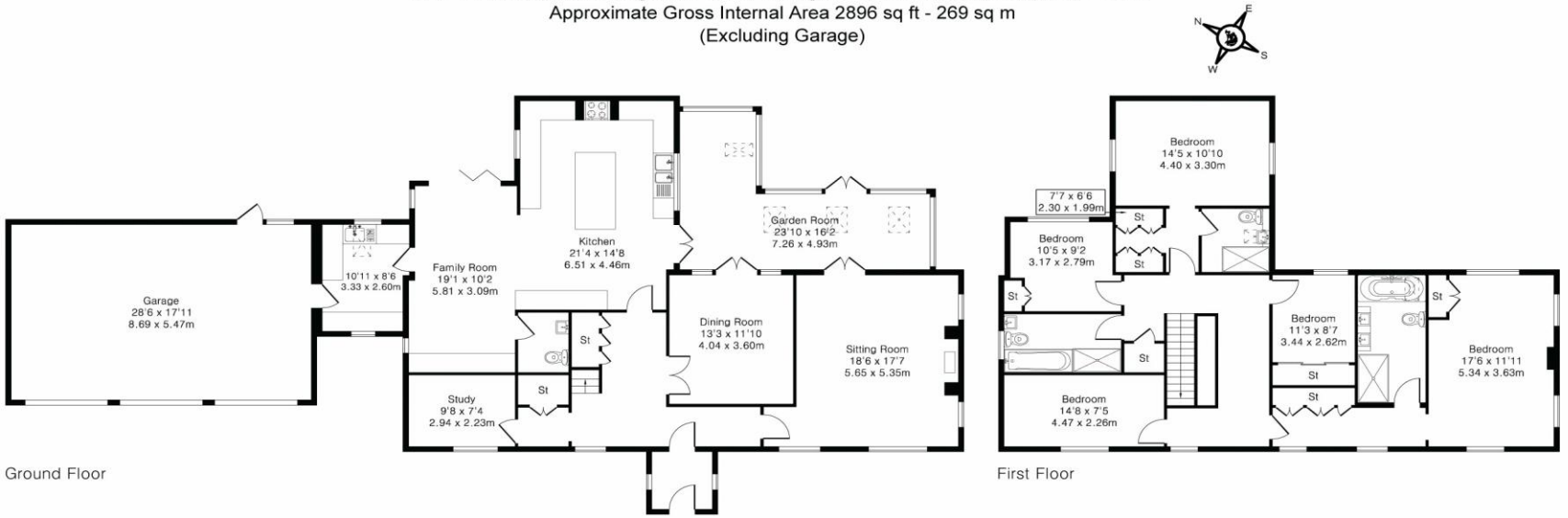
Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

November 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.

The Cedars, Hannington Lane, Walgrave, Northampton, NN6 9QG

Approximate Gross Internal Area 2896 sq ft - 269 sq m
(Excluding Garage)

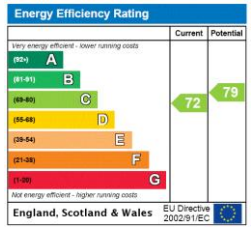


PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

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