

CEDAR HYTHE

CHAPEL BRAMPTON, NORTHAMPTONSHIRE

JACKSON-STOPS

CEDAR HYTHE,
CHAPEL BRAMPTON, NORTHAMPTONSHIRE NN6 8BG

TOTAL APPROX. FLOOR AREA 2,269 SQ FT/210.7 SQ M

A WONDERFULLY POSITIONED FAMILY HOME OFFERING SPACIOUS LIVING ACCOMMODATION AND A GENEROUS, MATURE PLOT OF AROUND 0.4 ACRE



DISTANCE

Northampton 6 miles
(London Euston 1 hour)
Wellingborough 12 miles
(London St Pancras 50 minutes)
Market Harborough 15 miles
M1 (junction 16) 6 miles

Distances/times approximate

GROUND FLOOR

- Entrance porch
- Reception hall
- Dining room
- Utility
- Cloakroom
- Kitchen/breakfast room
- Utility room
- Four bedrooms
- Bathroom

FIRST FLOOR

- Lounge
- Sitting room
- Principal bedroom with en suite shower room

OUTSIDE

- Large front and rear gardens
- Off road parking
- Double garaging

GUIDE PRICE £725,000 Freehold

DESCRIPTION

The property is a wonderfully positioned family home offering potential for modernisation and updating located in the conservation area of the highly sought after north Northamptonshire village of Chapel Brampton. The development as a whole was award winning, due to the innovative design and style of the properties, quite unique at the time in the late 1960's.

On the ground floor the entrance porch opens to the spacious reception hall with cloakroom and WC off with a large cloaks cupboard.

Sliding patio doors lead to the conservatory from where one can enjoy the delightful garden views. The dining room also has patio doors to the conservatory. The kitchen and breakfast room is fitted with a good range of matching wall and base units with integrated appliances including gas hob with extractor over, double oven, fridge and dishwasher. Window overlooking rear garden. The utility area has space and provision for laundry appliances and internal door to garage.

Four bedrooms, three of which have fitted wardrobes, are situated on the ground floor and share the family bathroom which comprises panelled bath with shower over, vanity wash hand basin and WC.

Open tread staircase leading to the first floor where there is a spacious lounge with an open 'hole in the wall' fireplace with copper surround and canopy, offering an attractive aspect to the front and countryside beyond. Bar area and sink. A further sitting room has double aspect windows with doors to the roof terrace and access to the extensive roof storage area. The main bedroom is located to the first floor and has an en suite shower room comprising shower cubicle, vanity wash hand basin and WC. Fitted wardrobe.

OUTSIDE

A driveway leads to the double garage which has an internal personal door to the house. The open plan front gardens are largely laid to lawn with mature trees and shrubs.







The main garden is located to the rear of the property and is largely laid to lawn with mature trees and shrubs and enclosed by stone walls and fencing. There is a large patio area to the immediate rear of the house. Double gates open into the garden. Greenhouse and garden shed. The gardens and grounds are an attractive feature of the property and the plot in all extends to around 0.4 of an acre.

LOCATION

The highly sought after village of Chapel Brampton is located approximately 6 miles to the north west of Northampton set amongst attractive undulating countryside and in close proximity to the Althorp Estate. Communication links are good with easy access to Rugby on the A428, Coventry via the A45 which also provides access to the M1 motorway at junctions 15 and 16. minutes. Educational facilities are well served in the area to include private schooling at, Wellingborough School, Northampton High School for Girls and Rugby School together with preparatory schooling at Spratton Hall. There is a primary school in the village itself 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.

DIRECTIONS NN6 8BG

From Northampton proceed north leaving the town on the A5119 Welford Road. Upon reaching the village of Chapel Brampton continue past The Spencer Arms public house and restaurant and take the second right into Cedar Hythe. The property can be seen on the left hand side.

Agents Note: Althorp Estate Covenants and conservation area restrictions apply







PROPERTY INFORMATION

Services: Mains gas, water and electricity. Gas warm air heating system.

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band "F"
£3,559.59 for the year 2026/2027

EPC Rating: D

Tenure: Freehold

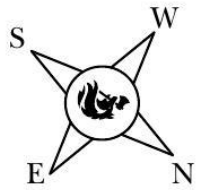
Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

October 2026

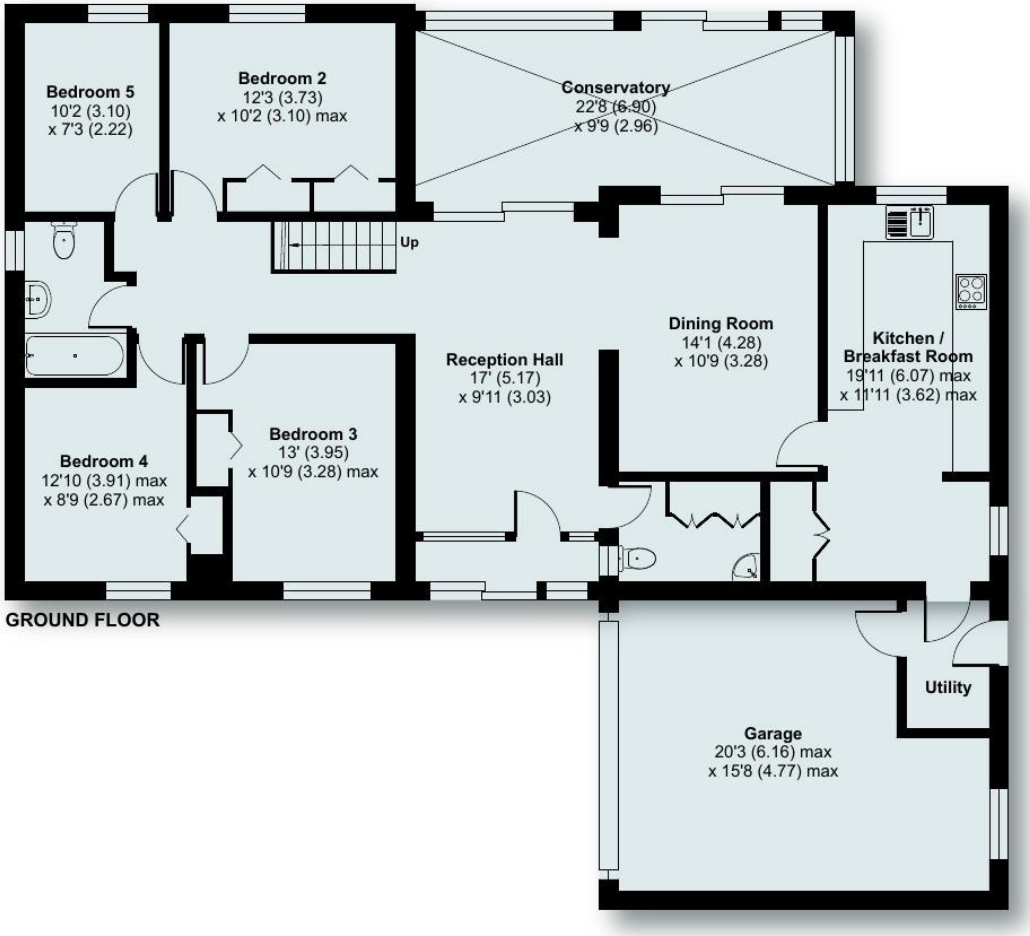
Important Notice:
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; 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.

Cedar Hythe, Chapel Brampton

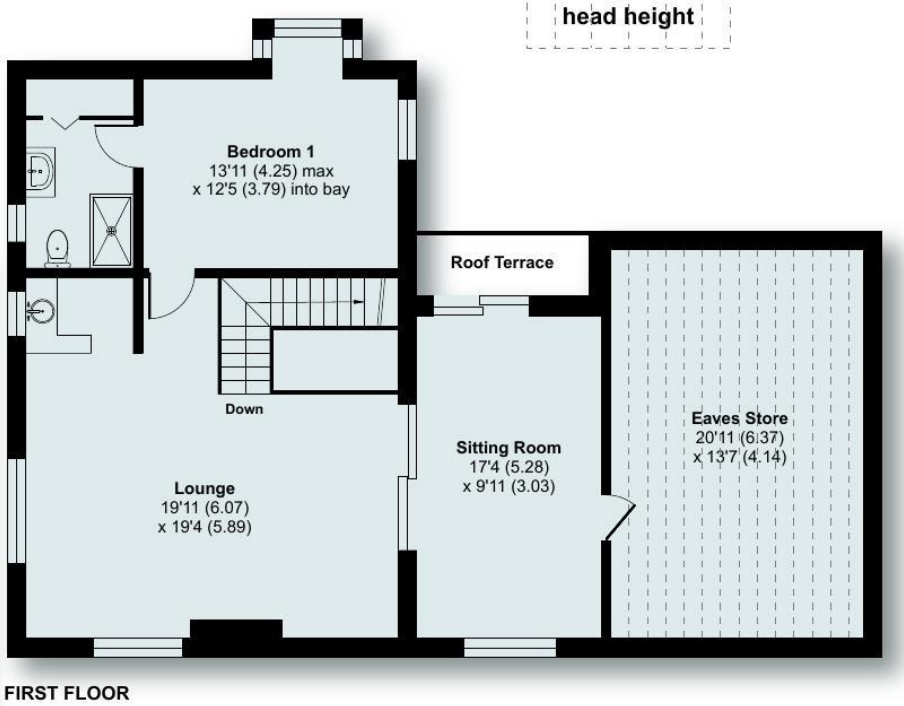
Approximate Area = 2269 sq ft / 210.7 sq m (excludes garage)
Including Limited Use Area(s) = 293 sq ft / 27.2 sq m
Total = 2562 sq ft / 237.9 sq m
For identification only - Not to scale



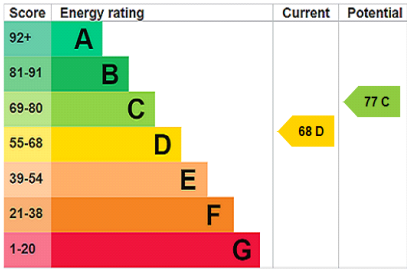
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



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: 1537599



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