

ELWES WAY,

GREAT BILLING, NORTHAMPTON, NORTHAMPTONSHIRE

JACKSON-STOPS

1 ELWES WAY,
GREAT BILLING, NORTHAMPTON, NORTHAMPTONSHIRE, NN3 9EA

TOTAL APPROX. FLOOR AREA 1,938 SQ FT/180 SQ M (EXCLUDES GARAGE)

MOST ATTRACTIVE DETACHED STONE FORMER PRESBYTERY HAVING BEEN MODERNISED AND IMPROVED BY THE CURRENT OWNERS STANDING IN A CONSERVATION LOCATION



DISTANCE

Northampton 4 miles
(London Euston 1 hour)
Wellingborough 6 miles
(London St Pancras 50 minutes)
M1 (Junction 15) 5 miles
Milton Keynes 14 miles

Distances/times approximate

GROUND FLOOR

- Entrance hall
- Boot room
- Sitting room
- Cloakroom
- Shower room
- Dining room
- Family room
- Kitchen

FIRST FLOOR

- Landing
- Main bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom

OUTSIDE

- Off road parking for several vehicles through gated access
- Charming gardens
- Dilapidated outbuilding
- Conservation area
- Garage

GUIDE PRICE £625,000 Freehold

THE PROPERTY

A most charming and handsome detached stone built residence, formerly the village Catholic Presbytery, occupying a delightful position within the conservation area of this highly regarded setting. The property has been sympathetically improved by the present owners over recent years, thoughtfully blending the charm and character of its period origins with the comforts of modern family living.

Upon entering the property, the hall has a useful boot room and leads through to the delightful dining room, a room of considerable character featuring exposed ceiling timbers, an attractive herringbone floor and a fireplace with timber mantel above. A traditional multi pane window enjoys pleasant views across the gardens.

From here, access is gained to the family room, another reception space featuring a continuation of the herringbone flooring, part panelled walls and a multi pane window overlooking the front aspect. A staircase rises to the first floor, whilst a doorway leads through to the kitchen, which is fitted with a comprehensive range of base and wall mounted cupboards, complemented by contrasting work surfaces and a selection of integrated appliances. Enjoying a dual aspect, traditional multi pane windows to the front and side elevations provide an abundance of natural light. Positioned to the opposite side of the house is the generously proportioned sitting room, a particularly attractive reception room displaying exposed ceiling timbers, half height wall panelling and a traditional column radiator. A multi pane window overlooks the front elevation, whilst a doorway provides access to a useful ground floor cloakroom with shower facilities.

To the first floor, the landing provides access to four bedrooms, all enjoying good levels of natural light and retaining the welcoming atmosphere found throughout the property. The principal bedroom benefits from its own en-suite shower room, whilst the three remaining bedrooms are served by a well appointed family bathroom.







OUTSIDE

The property is approached through metal double leaf gates with off road parking for several vehicles turning into a single garage. The gardens are predominantly to the south of the property laid to lawn with various flower and shrub borders and pathways with timber garden shed. There is a stone detached dilapidated outbuilding in need of repair. The whole area enjoys a good degree of privacy.

LOCATION

The village of Great Billing is located a short distance to the east of Northampton town centre. In the village there is a church and a public house with nearby Weston Favell providing a large shopping centre and leisure club. Educational establishments are well served in the area with private schooling available at Wellingborough School and Northampton High School for Girls. Communication links are excellent by road and rail with the A45 providing access to the M1 motorway and the A14 (A1/M1 Link). Train services are available into London from both Northampton and Wellingborough.

DIRECTIONS SAT NAV NN3 9EA

What3Words: trip.brass.hint

From Northampton take the A45 dual carriageway towards Wellingborough. After approximately three miles exit at the A45 signposted Great Billing. At the second roundabout turn left onto the A4500 and after a short distance turn left again into Penfold Lane. Proceed into the heart of the village and Elwes Way can be seen on the right. Continue along Elwes Way and the property can be seen on the left hand side.







PROPERTY INFORMATION

Services: All main services are connected.

Broadband: Fibre broadband available

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band G
£4,124.82 for the year 2026/2027

EPC Rating: D

Tenure: Freehold

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

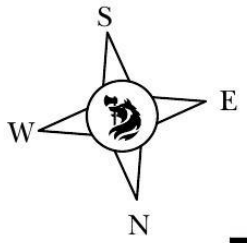
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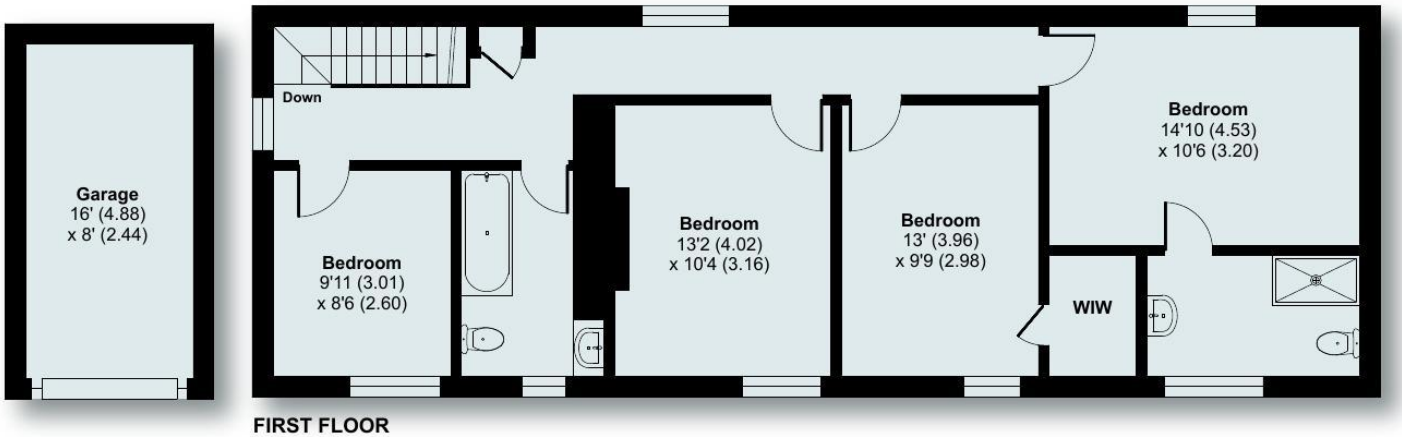
Important Notice:
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey;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

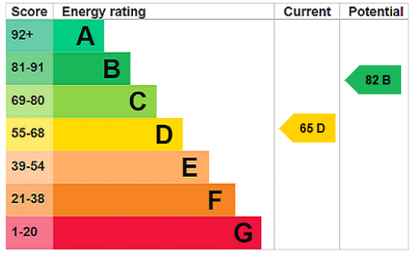
1 Elwes Way, Great Billing, Northampton

Approximate Area = 1938 sq ft / 180 sq m (excludes garage)

For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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NORTHAMPTON

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OnTheMarket

PrimeLocation.com

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