

THE WHITE HOUSE

SPRATTON, NORTHAMPTONSHIRE

JACKSON-STOPS



THE WHITE HOUSE,
12 HIGH STREET, SPRATTON, NORTHAMPTONSHIRE, NN6 8HZ

TOTAL APPROX. FLOOR AREA2,459 SQ FT / 228.4 SQ M

A MOST ATTRACTIVE DETACHED VILLAGE HOME LOCATED CLOSE TO THE HEART OF THIS POPULAR VILLAGE OFFERING GENEROUS ACCOMMODATION OVER THREE FLOORS WITH RANGE OF OUTBUILDINGS AND OFFICE/ANNEXE



DISTANCE

Northampton 7 miles
Market Harborough 13 miles
A14 link road 6 miles
M1 (Junction 16) 9 miles
Train stations at Long Buckby and Northampton serving London Euston in less than 1 hour
Distances/times approximate

GROUND FLOOR

- Entrance hall
- Cloakroom
- Sitting room
- Superb kitchen dining room
- Study
- Utility/laundry room

FIRST FLOOR

- Landing
- Main bedroom with walk through dressing room
- Guest bedroom with en-suite bathroom
- Further bedroom
- Shower room

SECOND FLOOR

-Double bedroom

OUTSIDE

- Office/guest bedroom having shower room and toilet facilities
- Double carport
- Single garage
- Further range of outbuildings
- Off road parking for several vehicles
- Enclosed private gardens through gated access

GUIDE PRICE £845,000 Freehold

THE PROPERTY

The White House is a particularly attractive and beautifully presented village home, enjoying a delightful position close to the heart of the highly regarded Northamptonshire village of Spratton. Approached through secure private gates, the property combines a wealth of period character, including exposed ceiling timbers and fireplaces, with the comforts and conveniences of modern family living. Of particular note is the self-contained annexe, complete with shower facilities and a separate WC, offering excellent versatility for guest accommodation or use as a home office. Outside, the property enjoys wonderfully private rear gardens, with attractive seating and entertaining areas, including a covered pergola with barbecue area, together with a useful range of outbuildings and a double carport.

The accommodation is entered through a hardwood entrance door into a welcoming reception hall, featuring a tiled floor and steps leading to a useful cloakroom. From here, access is gained to the generously proportioned sitting room, an inviting reception room enjoying a dual aspect with windows to the side elevation, including an attractive bay window with fitted window seat. Double doors open directly onto the rear terrace, providing a lovely connection with the gardens, whilst a feature multi fuel stove forms a focal point. Exposed ceiling timbers further enhance the character and warmth of this delightful room. The kitchen/dining room is another particularly appealing feature of the house, providing a spacious and sociable setting for both everyday family life and more formal entertaining. The kitchen is fitted with an extensive range of timber cabinetry complemented by quartz work surfaces and a double Belfast sink. Taking pride of place is a four oven Aga, finished in classic British Racing Green, with twin hotplates and a companion unit alongside. Further integrated appliances include a combination microwave oven and dishwasher.

Leading from the dining area is a versatile study/playroom, with a window to the side elevation and tiled flooring, offering flexibility to suit a variety of family requirements. Beyond lies a useful boot room/utility room, fitted with work surfaces and a Belfast sink. Door to the outside.













The first floor is approached via a staircase leading to a spacious landing, with a useful airing cupboard and access to the principal bedrooms. The main bedroom is a generously proportioned room enjoying natural light from a Velux roof window and a further window to the side elevation. An adjoining walk through dressing room, also with a window to the side, provides a particularly useful addition. The guest bedroom is another attractive room, featuring oak flooring and a window to the side elevation, together with the benefit of an en-suite bathroom fitted with a bath and shower over. A further bedroom and a well-appointed family bathroom complete the accommodation on this floor. A staircase rises from the first floor landing to the second floor, where there is a charming and generously sized bedroom, distinguished by its vaulted ceiling and exposed roof truss, lending a wonderful sense of character to the room. Two Velux roof windows provide excellent natural light, whilst access to useful storage areas completes this space.

OUTSIDE

The White House is approached through a pair of timber entrance gates opening onto a generous gravelled driveway, providing ample off-road parking for several vehicles and leading in turn to an open carport with an adjoining single garage. A useful range of additional outbuildings includes a storeroom and log store. Of particular note is the detached annexe, a versatile and generously proportioned building featuring a vaulted ceiling and doors opening directly onto the gardens. With the benefit of its own shower room and separate WC, the annexe lends itself to a variety of uses, whether as guest accommodation, a home office or a peaceful retreat away from the main house.

The gardens are a particularly appealing feature of The White House, enjoying a delightful degree of privacy and providing a lovely setting for the property. Predominantly laid to lawn, they are interspersed with established flower and shrub borders and a variety of maturing trees, creating an attractive and sheltered environment. A generous covered barbecue and entertaining area, set beneath a timber veranda, provides an inviting space for outdoor dining and summer gatherings, complemented by further paved terraces from which to enjoy the gardens.

LOCATION

Spratton is vibrant village to the north west of Northampton and lies within a Special Landscape Area. The village has is a well-regarded preparatory school, a state primary school with further facilities including church, hairdressers, gastro pub, general store and award-winning butcher shop. Guilsborough Secondary School is nearby. Sporting facilities locally include golf at Church Brampton and Harlestone. Sailing and trout fishing at both Pitsford and Hollowell reservoirs and flying from Sywell Aerodrome.

DIRECTIONS SAT NAV NN6 8HZ

What3words ///warp.unloaded.crate

From Northampton town centre proceed in a northerly direction to Kingsthorpe centre. At the Waitrose junction turn left onto the Welford Road leaving Northampton through the village of Chapel Brampton. Upon entering the next village of Spratton take the second turning on the right and then turn left into the High Street opposite the village store and the property can be found timber gates 100 yards down on the right.









PROPERTY INFORMATION

Services: All main services are connected to the property including gas fired central heating, mains drainage and water.

Local Authority: West Northamptonshire
Tel: 0300 126 7000

Outgoings: Council Tax Band "G"
£4.262.60 for the year 2026/2027

EPC Rating: E

Tenure: Freehold

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

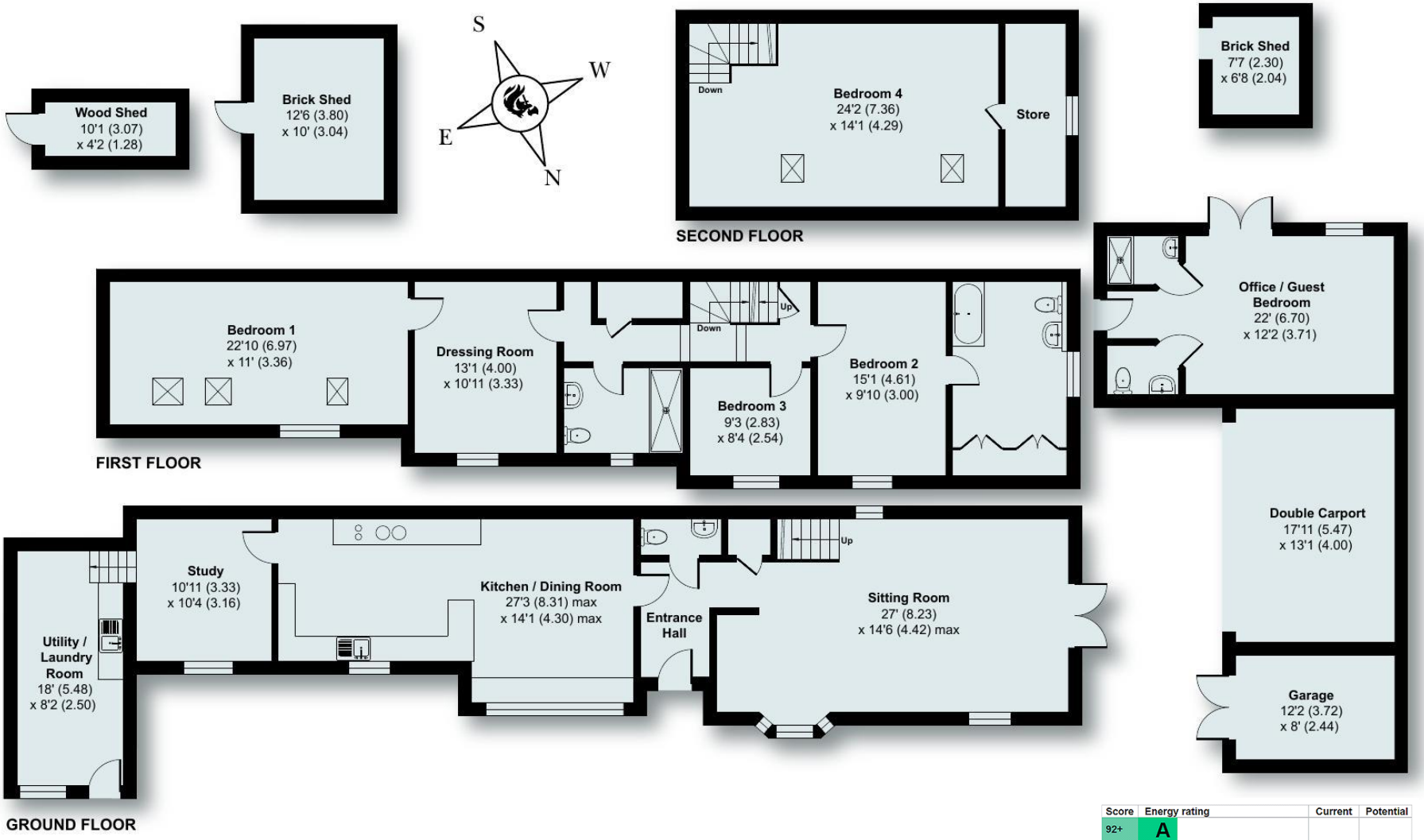
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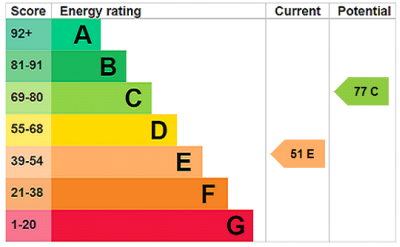
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The White House, 12 High Street, Spratton, Northamptonshire

Approximate Area = 2459 sq ft / 228.4 sq m (excludes garage & outbuildings)

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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