

Shutlanger, Northamptonshire

MICHAEL GRAHAM











A period stone under slate five bedroom detached village property standing on a plot of 0.88 acres with a driveway leading to garaging, mature gardens and a heated swimming pool.

The Manor House

10 Showsley Road, Shutlanger,
Towcester, Northamptonshire,
NN12 7RW

Guide Price £1,300,000

5 bedrooms

5 reception rooms

3 bathrooms

EPC Rating Band E

The Manor House reportedly dates from the early 16th century and has been extended and altered over the centuries, including the addition of the two south facing bays in the Victorian era. Internally the home retains period features including the flagstone floor in the reception hall, wooden panelling, exposed stonework and beams, and original fireplaces, one with a wood burning stove.

The house extends to almost 3,800 sq. ft. with a reception hall, four further ground floor reception rooms (there is also a first floor study) and a fitted kitchen/breakfast room with an electric Aga and space for a six-seater breakfast table.

The property is surrounded by grounds including a stone paved walled courtyard garden, less formal lawned gardens with mature trees, borders and hedging, and a heated swimming pool. A gated pillared front entrance leads to a gravelled driveway with parking for six cars in addition to the garaging.

- Detached period property
- Five bedrooms, two of which en suite
- Three bathrooms
- Five separate reception rooms
- Mature gardens with a plot extending to 0.88 acres
- Heated swimming pool
- Gated gravelled driveway and garage
- No upper chain

Additional Information

- Mains Water, Electricity
- The Local Authority is West Northamptonshire Council
- The property is in council tax band H

Reception Rooms

The two principal reception rooms flank the original front door and hall with bay windows overlooking what is now the front garden. Both rooms have exposed wood floors and original fireplaces, the beam above the drawing room fireplace has the inscription '1631'. The games room is accessed off the drawing room. The central reception hall has a flagstone floor and exposed stonework and ceiling beams, off which leads a dual aspect sitting room with another fireplace with a high surround and mantlepiece and an inset wood burning stove.













Bedrooms and Bathrooms

The principal bedroom has a bay window to the front, an open fireplace, a dressing room with fitted wardrobes and a connecting door to the four piece en suite bathroom with a cast iron freestanding bath and a shower cubicle. Two staircases at either end of the landing access three double bedrooms and a study (or single bedroom) and a shower room. Another double bedroom, a dressing room and a bathroom with a roll top bath lead off bedroom five which could be used a self-contained suite.







Outside

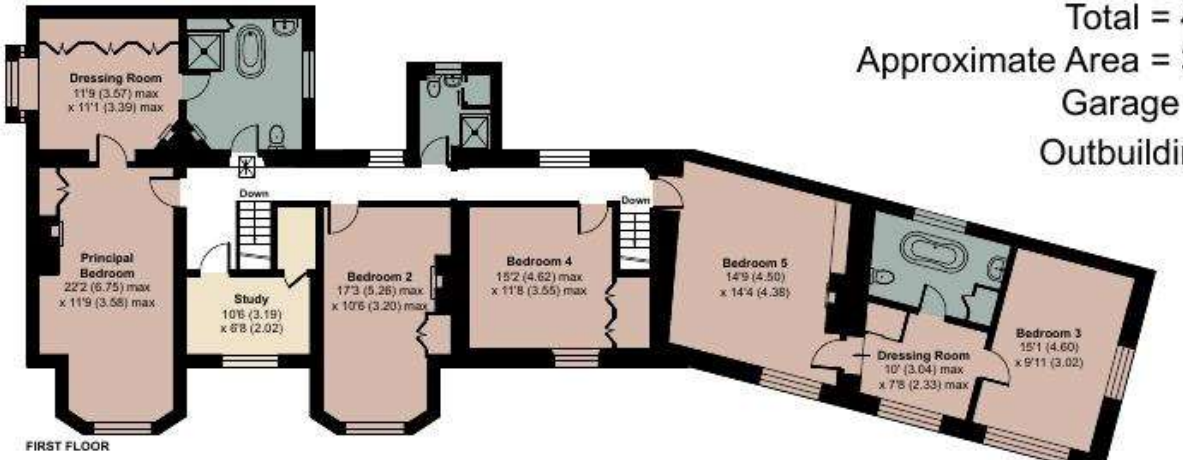
The formal gardens, surrounded by mature trees, have paths, beds and box hedging. These paths link to an open lawn to the rear, a fenced 'paddock' and a courtyard with a covered well, a vine clad pergola and central beds. Gated access leads to the driveway, the front garden and the swimming pool, which has an electric retractable cover, a paved surround and a plant room housing the pump, filters and a Calorex heat pump.

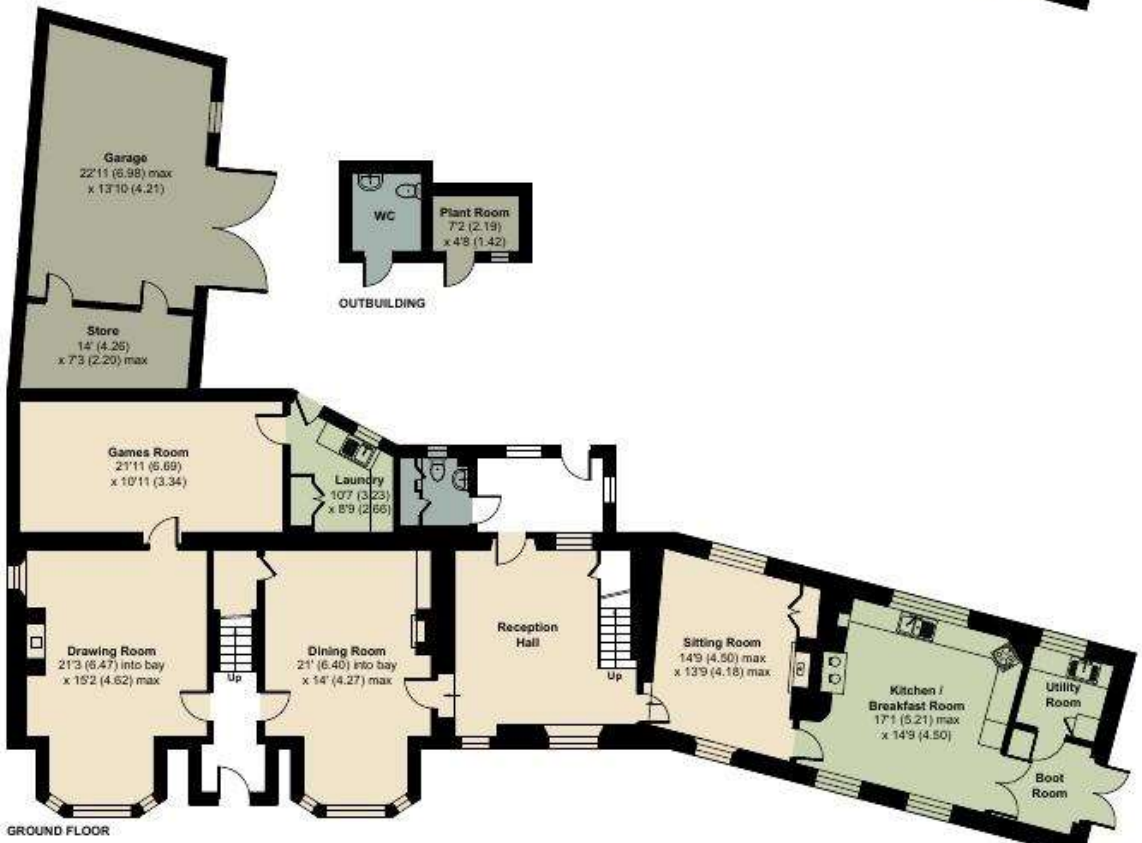




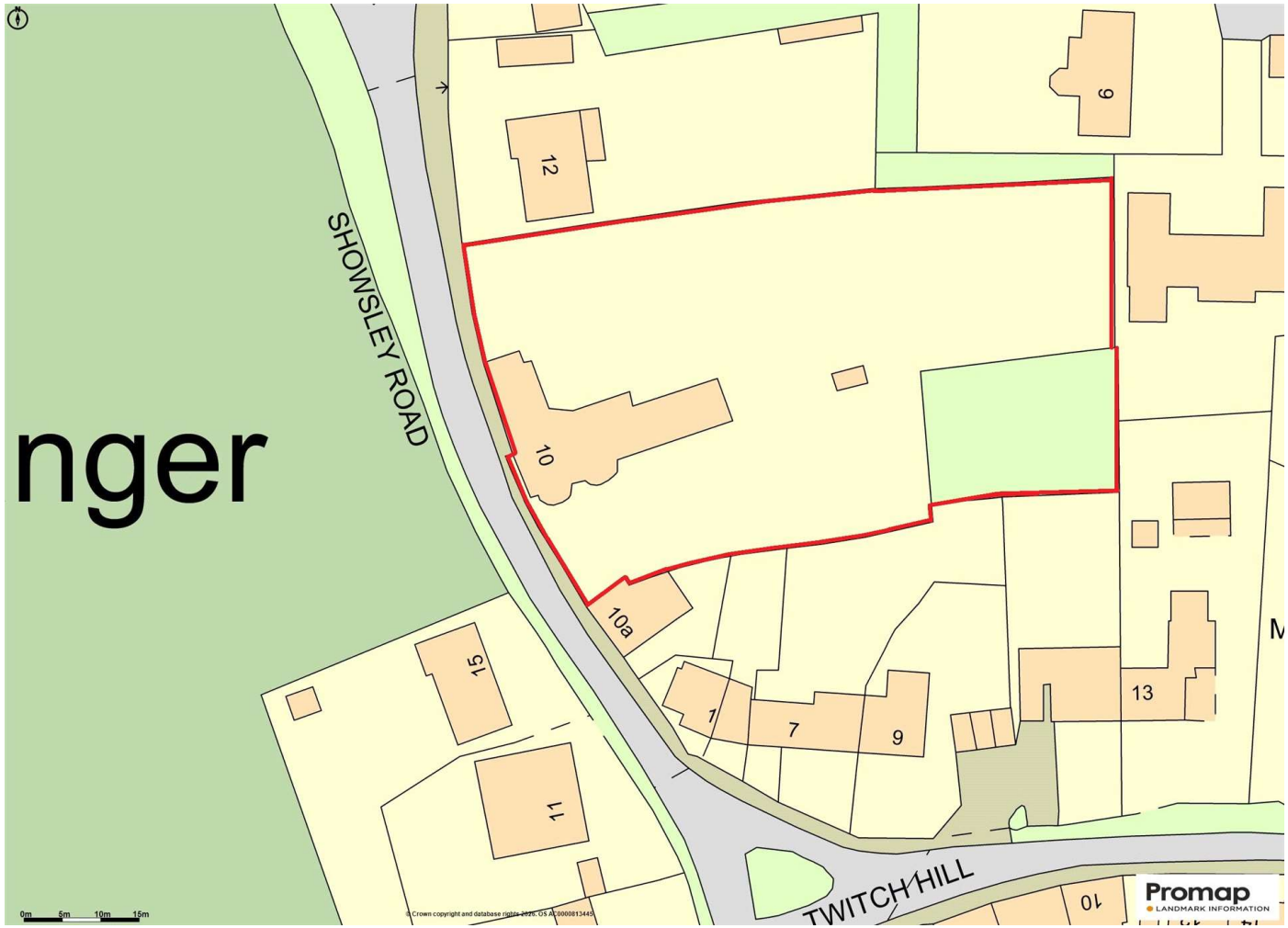


Total = 4257 sq ft / 395.3 sq m
Approximate Area = 3784 sq ft / 351.5 sq m
Garage = 402 sq ft / 37.3 sq m
Outbuilding = 71 sq ft / 6.5 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Michael Graham Estate Agents. REF: 1538684





Schooling and Situation

Schools include Sponne School in Towcester, Roade Village Academy, Quinton House School in Upton, Northampton High School in Hardingstone, Northampton School for Boys, and Stowe School. Shutlanger has a village hall and a pub. The village has close connections with the neighbouring canal side village of Stoke Bruerne, sharing many events.

6 miles from M1 junction 15

12 miles from Milton Keynes station

32 minutes from Euston

Towcester Office | 01327 350022

Victoria House, 138 Watling Street East, Towcester, Northamptonshire, NN12 6BT

15 Offices covering 8 Counties and Central London

MICHAEL GRAHAM

@MG_Living /MGliving MichaelGraham_Living rightmove OnTheMarket The Property Ombudsman

Michael Graham Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.