

PRIORS PIECE, CHURCH WALK

GREAT BILLING VILLAGE, NORTHAMPTONSHIRE

JACKSON-STOPS

PRIORS PIECE, 6A CHURCH WALK,
GREAT BILLING VILLAGE, NORTHAMPTONSHIRE, NN3 9ED

TOTAL APPROX. FLOOR AREA 2,147 SQ FT/199.4 SQ M (EXCLUDES GARAGE)

A CHARMING CHARACTER PROPERTY OFFERING SPACIOUS ACCOMMODATION



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

- Main hall and cloakroom
- Separate sitting room and dining room
- Kitchen/breakfast room with walk in pantry
- Utility room

FIRST FLOOR

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

OUTSIDE

- Enclosed family garden
- Garage/outbuilding
- Gated pedestrian security entry system

GUIDE PRICE £550,000 Freehold

THE PROPERTY

Priors Piece occupies a private position in the heart of Great Billing Village. The property is listed Grade II and largely dates to the 19th century, though it is believed to have earlier origins dating back to the early 18th century. Located in a conservation area Priors Piece provides spacious family living accommodation in excess of 2,000 sq ft and includes a number of character features such as mullioned and leaded light windows. Numerous high ceilings also provide a feeling light and space. An inspection is highly recommended in order to fully appreciate the position, character and size of accommodation of this fascinating home.

On the ground floor a main hallway with a slate tiled floor and stairs rising to the first floor landing provides access to the principal living areas. There is a spacious sitting room with oak block flooring, high ceiling feature, wood burner fire and French doors which lead to the enclosed family garden. From the sitting room access is provided to a utility/laundry room which comprises range of fitted base and eye level units, enamel sink set to worktop surfaces, plumbing for a washing machine, rear stable door and a connecting door to a ground floor cloakroom with wash hand basin set to vanity unit, WC and a heated towel rail. There is a separate dining room and a kitchen/breakfast room. The kitchen/breakfast room comprises a range of base and eye level units together with a custom-built fitted dresser and breakfast table. Further features include a one and a half bowl sink unit set to wooden worktop surfaces, a gas fired AGA, integrated dishwasher and a very useful walk in pantry area.

To the first floor large landing provides access to the bedroom accommodation which includes a main bedroom suite with contemporary style en-suite shower room with WC, wash hand basin, shower cubicle and heated towel rail together with built in double wardrobes. Fitted cupboards and built in wardrobes feature in the remaining bedrooms. Also to the first floor there is a house bathroom suite comprising bath with shower above, WC, a wash hand basin set to vanity unit and an airing cupboard housing the hot water tank.







OUTSIDE

The property is approached through a security gated pedestrian entrance which in turn provides access to the family garden which is largely laid to lawn and enclosed by brick and stone walls. There is also a raised terrace ideal for outside entertainment and alfresco dining. The garden is well stocked with mature flower and shrub borders and offers a good degree of privacy. There is also a large stone built garage/outbuilding which provides secure parking and additional storage space.

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 NN3 9ED

WHAT3WORDS:

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 take the third right in to Church Walk. Priors Piece is located on the right.







PROPERTY INFORMATION

Services: Mains drainage, gas, water and electricity are connected.

Broadband: Full 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

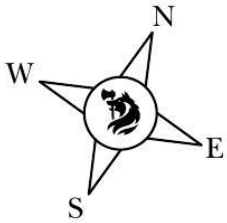
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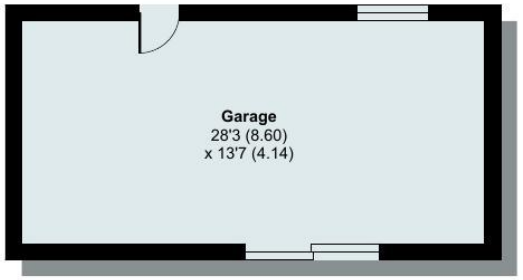
Important Notice:
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey;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

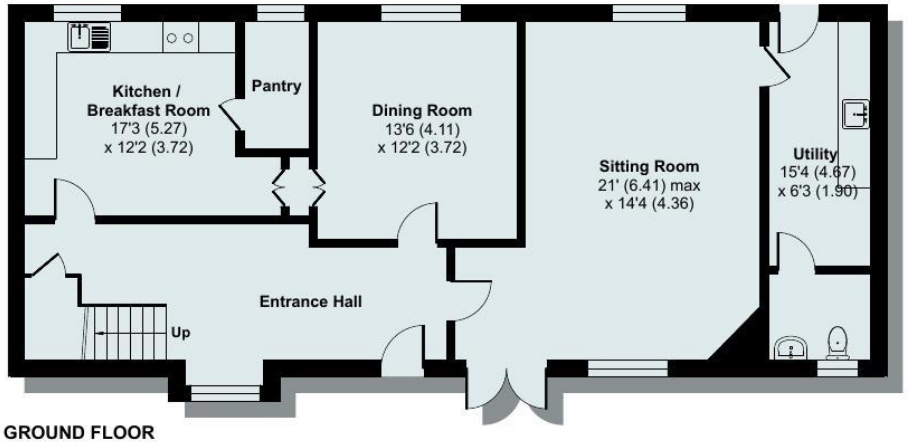
Priors Piece, 6A Church Walk, Great Billing Village.

Approximate Area = 2147 sq ft / 199.4 sq m (excludes garage)

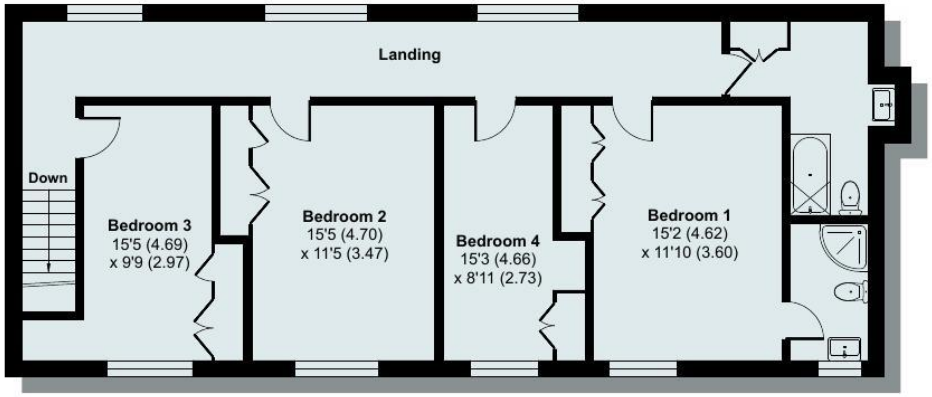
For identification only - Not to scale







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: 1541380



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