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Woodlands, Little Brington, NN7 4HX

£750,000 - Offers in Excess of Detached

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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Set on the edge of the sought-after village of Little Brington and enjoying open field views to both the front and rear, this impressive five-bedroom detached home offers spacious, versatile accommodation ideal for family living and entertaining.

Features & Utilities

- ✓ Individual Detached House
- ✓ 1/4 Acre Plot
- ✓ Three Reception Rooms
- ✓ Backing & Fronting Onto Fields
- ✓ Five Bedrooms
- ✓ Two En-Suites
- ✓ Double Garage
- ✓ Large Frontage
- ✓ West Facing Garden
- ✓ 2088sq ft

Property Overview

Set on the edge of the sought-after village of Little Brington and enjoying open field views to both the front and rear, this impressive five-bedroom detached home offers spacious, versatile accommodation ideal for family living and entertaining.

Built in 1978 and lovingly maintained by the original owners, the property combines timeless design with thoughtful updates.

The ground floor features an entrance porch, cloakroom, and a hallway leading into the dining room. A generous sitting room with multi-fuel stove provides a cosy retreat, enhanced by uninterrupted views across the surrounding countryside. The study offers space for home working, while the well-appointed kitchen includes a range oven and leads to a utility room with garden access. A ground floor double bedroom with en-suite shower room offers flexibility for guests or could serve as an additional reception space.

Upstairs, the main bedroom enjoys scenic field views and features a dressing room with built-in wardrobes and a private en-suite shower room. Three further bedrooms are served by a modern family bathroom, completing the first-floor accommodation.

Outside, the property is approached via a gravel driveway offering ample parking and turning space, alongside a double garage and a wood/coal store. The generous gardens wrap around the side and rear of the house, boasting mature hedges, shrubs, flowering plants, and multiple paved seating areas perfect for outdoor entertaining. To the rear, the west-facing garden opens out to uninterrupted field views, creating a tranquil rural setting.

EPC Rating E. Council Tax Band G.

GROUND FLOOR

PORCH

HALL

DINING ROOM

KITCHEN

UTILITY ROOM

CLOAKROOM

STUDY

SITTING ROOM

BEDROOM FIVE (EN-SUITE)

FIRST FLOOR

BEDROOM ONE

DRESSING ROOM & EN-SUITE

THREE FURTHER BEDROOMS

FAMILY BATHROOM

OUTSIDE

FRONT, SIDE & REAR GARDENS

DRIVEWAY

DOUBLE GARAGE

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent
Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band G
EPC Rating – E
Electricity Supply – Mains
Gas Supply – No Gas
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Oil Heating
Parking – Driveway, Double Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Tree Preservation Order
Obligations – Ask Agent
Rights and Easements – Ask Agent

AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise

to this property.

Floorplan

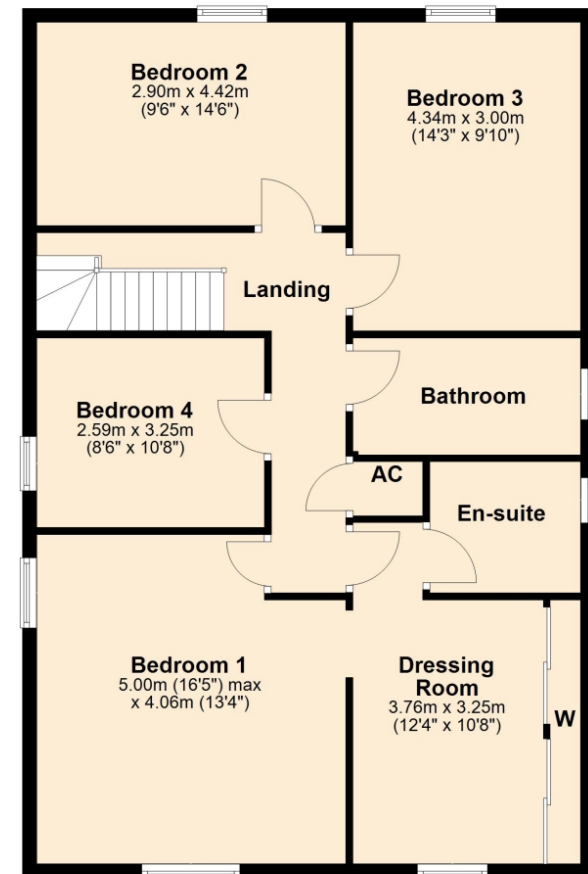
Ground Floor

Approx. 101.8 sq. metres (1095.6 sq. feet)



First Floor

Approx. 92.2 sq. metres (992.8 sq. feet)



Total area: approx. 194.0 sq. metres (2088.4 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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