



BY DESIGN

Merry View

Chapel Brampton, Northamptonshire



Exceptional 5 Bedroom Family Home in Chapel Brampton with Guest Suite & 0.36 Acre Plot

Nestled along a quiet lane in the sought-after village of Chapel Brampton, this exceptional five-bedroom detached family home offers over 2,700 sq ft of beautifully appointed accommodation occupying a plot of approximately 0.36 acres. Highlights include a private guest suite with its own staircase and en-suite, a stunning open-plan kitchen, dining and family room featuring a bespoke German Leicht kitchen, a dedicated home office, extensive parking and a double garage. Combining generous family living with privacy, countryside walks from the doorstep and Northampton station just five miles away, this is a rare opportunity to enjoy the very best of village living.









Ground Floor

Upon entering the property, you are welcomed by a spacious entrance hall with cloakroom WC and access to the integral double garage. The entrance hall opens into the heart of this exceptional home – a stunning open-plan kitchen, dining and family room, designed for modern family living and effortless entertaining.



The bespoke German Leicht kitchen is beautifully appointed with elegant Silestone quartz worktops and an extensive range of premium integrated Siemens appliances, including an under-counter fridge, full-height fridge, full-height freezer, induction hob, two self-cleaning ovens, microwave and two dishwashers with wifi connectivity. Further features include a Quooker boiling water tap, InSinkErator waste disposal system, an automatic touch-free waste bin, a warming drawer and three oversized warming drawers. A separate utility room with matching Leicht units and quartz worktops provides additional practicality, with space for a washing machine and tumble dryer, together with direct access to the front garden.









The dining area is generously proportioned and comfortably accommodates a 12-seat dining table, making it ideal for both everyday family meals and larger gatherings. French doors open directly onto the front garden and terrace, creating the perfect setting for alfresco dining and entertaining. The family room enjoys views over the rear garden and also benefits from direct garden access, while a dedicated home office with fitted shelving and storage cupboards provides valuable flexibility for remote working, study or hobbies.

The open-plan living space flows seamlessly into the spacious sitting room with gas fire, where French doors open onto the front garden, extending the living accommodation outdoors. With French doors throughout the ground floor providing access to both the front and rear gardens, the home enjoys an abundance of natural light and a wonderful connection to its beautifully landscaped surroundings.









First Floor

The bedroom accommodation is thoughtfully arranged and includes four bedrooms accessed from the main first-floor landing, together with a private guest suite reached via its own staircase. Featuring built-in wardrobes and an en-suite shower room, this distinctive space provides an ideal retreat for visitors, older children or those seeking a greater degree of privacy.

The impressive principal bedroom is complemented by a stylish en-suite shower room with underfloor heating, while three further bedrooms are served by a well-appointed four-piece family bathroom featuring both a bath and separate shower. Together, the bedroom accommodation offers an excellent balance of space, flexibility and privacy, perfectly suited to modern family living.

















Guest Suite









Outside

Externally, the property occupies a generous plot extending to just over a third of an acre, with mature gardens offering a wonderful sense of privacy and tranquillity. Beautifully maintained and thoughtfully designed, the outdoor spaces provide the perfect setting for entertaining, family life and relaxation throughout the seasons.

French doors from the dining room and sitting room open onto the north-east facing front garden and terrace, while the family room enjoys direct access to the south-west facing rear garden and its substantial terrace, both ideal for al fresco dining. Having two private gardens and terrace areas allows you to follow the sun throughout the day and enjoy the property's peaceful surroundings from morning through to evening.

Practical amenities include an integral double garage and a gated driveway providing parking for over 12 vehicles, a rare and valuable feature for larger families, visiting guests and those who enjoy entertaining. Beyond the property itself, miles of beautiful Northamptonshire countryside walks are accessible within moments of the front door, offering a wonderful opportunity to embrace village life and the surrounding landscape.







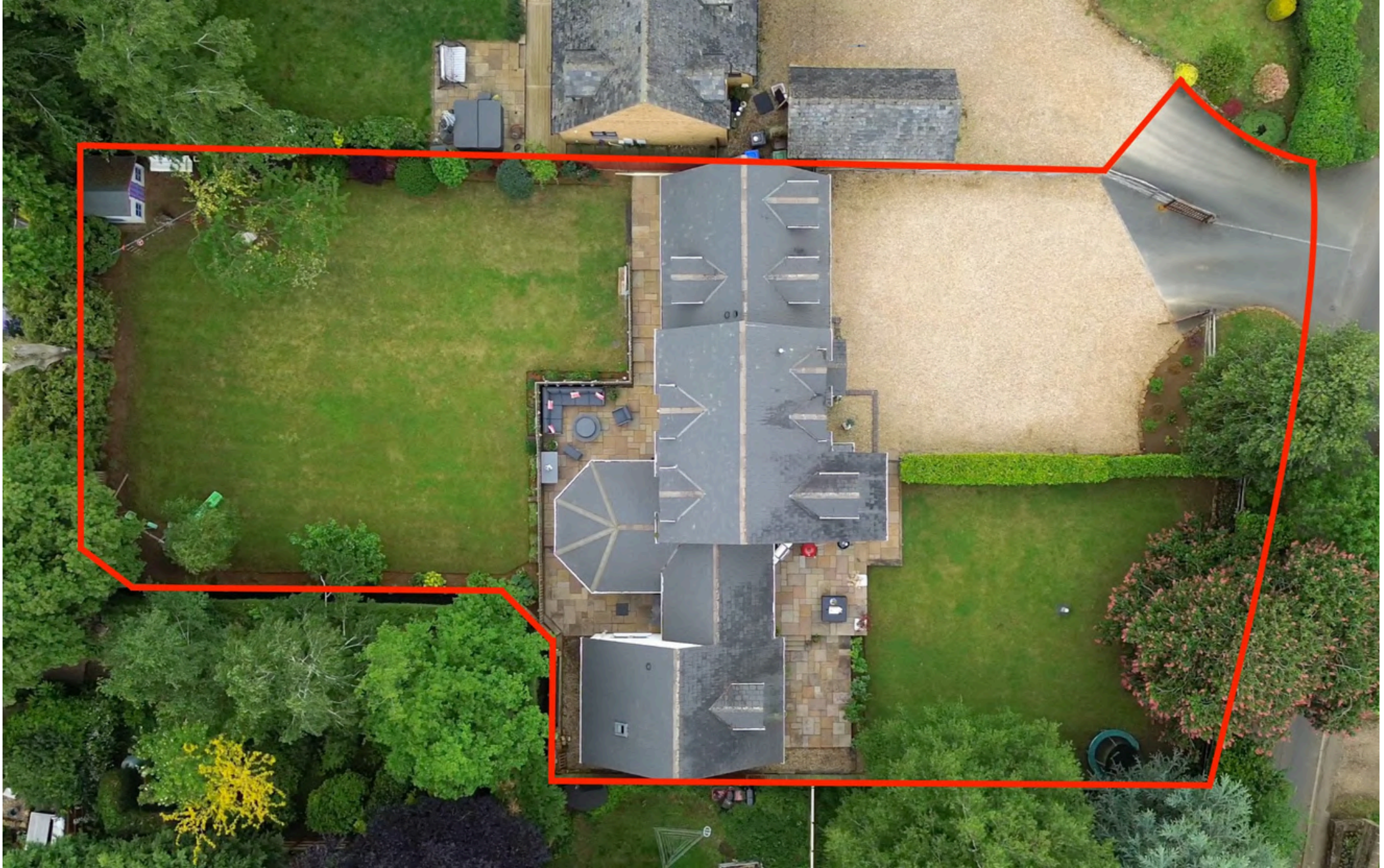








Approximate Boundaries



Location

Chapel Brampton forms part of The Bramptons, widely regarded as one of Northamptonshire's most desirable village locations. Surrounded by beautiful rolling countryside and close to the historic Althorp Estate, the village combines a strong sense of community and rural charm with excellent connectivity. Residents enjoy miles of scenic walks, cycling routes and bridleways, including the renowned Brampton Valley Way, while nearby Pitsford Water offers further opportunities for walking, cycling, fishing and waterside recreation.

The village benefits from a well-regarded primary school, two popular pubs – The Brampton Halt and The Spencer Arms – together with Brampton Heath Golf Centre and nearby Sedgebrook Hall Hotel and Leisure Club. A range of highly regarded secondary schools are also available nearby. Despite its peaceful setting, Northampton station is just five miles away, providing regular services to London Euston, while the A14, A43 and M1 are all within easy reach.

Extra Information

- Tenure: Freehold
- Local Authority: West Northamptonshire Council
- Council Tax Band: F
- The property is not located within the Chapel Brampton Conservation Area.
- There are two Tree Preservation Orders (TPOs) within the grounds.
- Mains gas, electricity, water and drainage are connected.
- High-speed fibre broadband is available in the area (buyers are advised to make their own enquiries regarding availability and speeds).
- 4G mobile coverage is available in the area (buyers are advised to make their own enquiries regarding network coverage).
- The property benefits from a home alarm system and CCTV.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements: Strictly via the vendors sole agents By Design on 07393 997427

Website: For more information visit www.bydesignhomes.com



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE: 2702 sq ft, 251m²
 GARAGE: 368 sq ft, 34m²
 TOTAL: 3070 sq ft, 285m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





BY DESIGN

Marie Fritz

Marie.Fritz@ByDesignHomes.com

+44 7393997427

ByDesignHomes.com



National audience

local knowledge