



BY DESIGN

1 Pigeon Hill



Individually Designed Family Home on 0.6 Acres with Annexe, Pool and Planning for 4-Bed Home

Located on a quiet no-through road in the highly sought-after village of Tiffield, near Towcester, this individually designed four-bedroom split-level home, inspired by Canadian architecture, combines distinctive design, light-filled living and exceptional versatility. Set within a private 0.6-acre plot with beautifully landscaped gardens, the property also includes a self-contained one-bedroom annexe, an outdoor swimming pool with a substantial garden room, a double garage and driveway parking for four vehicles. Full planning permission has been granted for an additional four-bedroom detached home within the grounds, offering outstanding potential for multigenerational living, guest accommodation, or future development.









Ground Floor

Upon entering, you are welcomed by a bright and airy split-level reception hall with a striking double-height ceiling, immediately setting the tone for the rest of the home. From here, stairs rise to the principal living accommodation and descend to the bedroom level. At the heart of the home is the beautifully appointed open-plan kitchen, dining and family room, a wonderful space for everyday family life and entertaining. Fitted with granite worktops, a range cooker, dishwasher and boiling-water tap, the kitchen also provides space for an American-style fridge/freezer. French doors open onto a balcony overlooking the landscaped gardens, offering an ideal spot for morning coffee or relaxed evening drinks.

The kitchen is complemented by a separate utility room with space for both a washing machine and tumble dryer, along with a practical boot room providing direct access to the driveway and double garage, making day-to-day living especially convenient. Also on this level, the spacious living room features a marble fireplace with gas fire and opens onto a large balcony with elevated views over the gardens. A cloakroom/WC completes the accommodation on this floor.





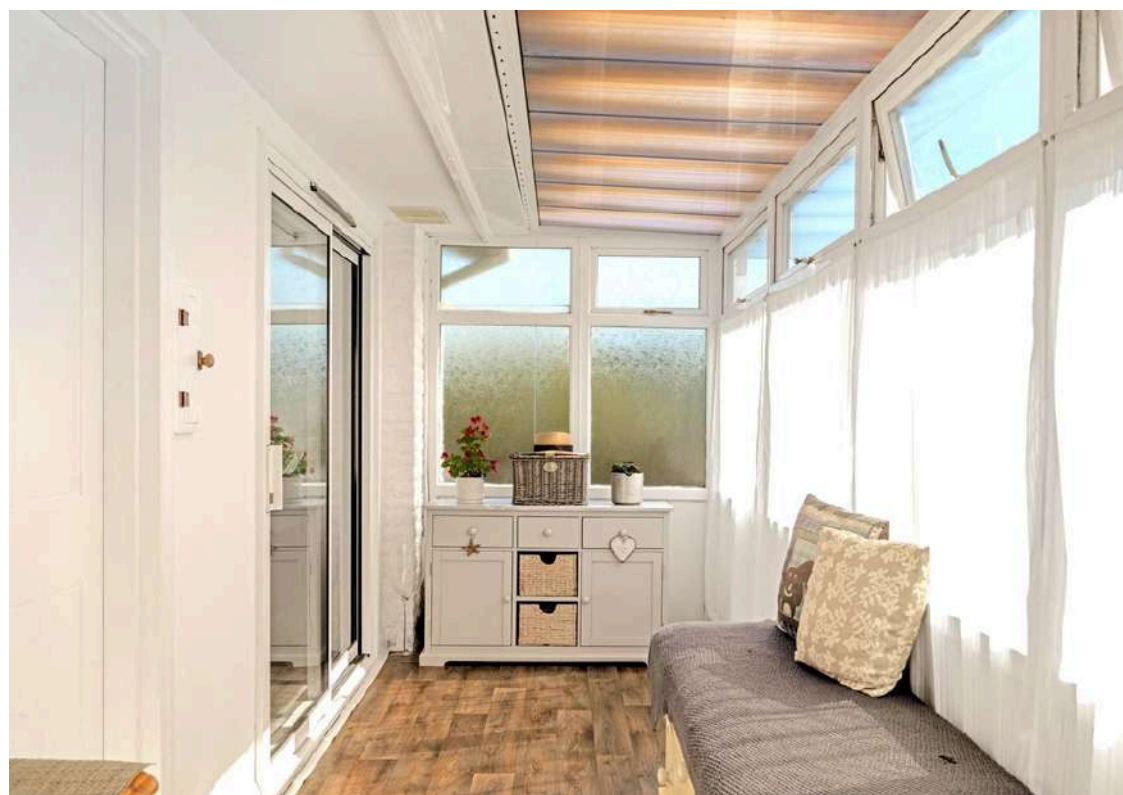












Lower Ground Floor

The lower ground floor provides four comfortable double bedrooms, creating a peaceful and private space for family life. The principal bedroom enjoys its own dressing area with built-in wardrobes and an en-suite shower room, offering a calm retreat at the end of the day. Bedroom two benefits from a walk-in wardrobe, while bedrooms three and four both include built-in storage, with one currently arranged as a home office. A beautifully appointed four-piece family bathroom serves the remaining bedrooms, making this level both practical and well suited to modern family living.



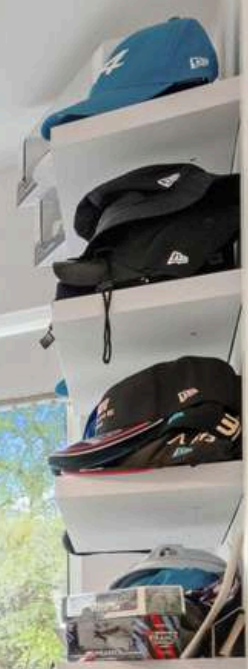










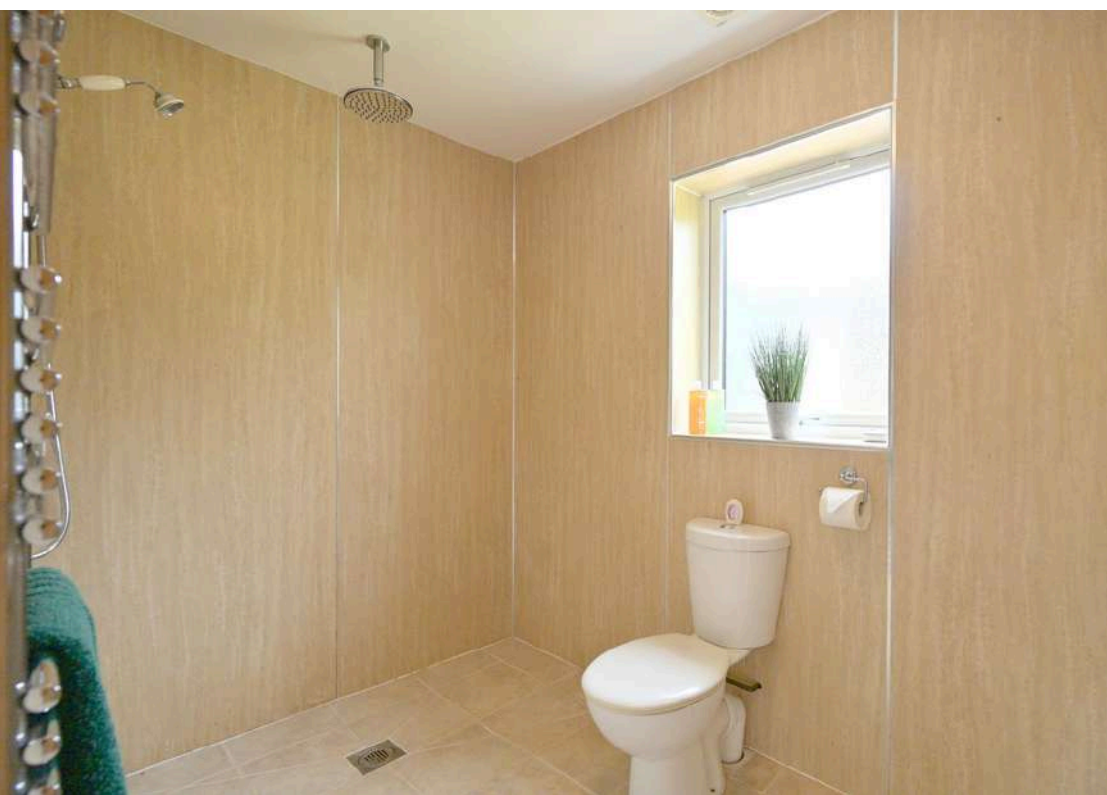




Annexe

One of the property's most valuable features is the self-contained one-bedroom bungalow annexe, offering exceptional flexibility for a wide range of needs. Ideal for multigenerational living, visiting guests, or independent accommodation for older children, it provides a wonderful sense of privacy and independence. The annexe centres around a spacious open-plan kitchen, dining and living area, with two sets of French doors opening onto the patio and gardens. The kitchen is fitted with an integrated oven, gas hob and fridge/freezer, together with plumbing for a dishwasher and washing machine. A generous double bedroom and a large wet room complete the accommodation, making the annexe particularly well suited to accessible living if required.





Outside

Set within a private 0.6-acre plot, the beautifully landscaped gardens are a real highlight of the property, offering a peaceful and wonderfully secluded setting. Designed to be enjoyed throughout the seasons, they include a vegetable garden, greenhouses and a gently flowing brook. The outdoor swimming pool and exceptional garden room create a superb space for entertaining, relaxing and making the most of the warmer months. The garden room offers excellent versatility and is equally well suited to a games room, gym, studio, home office or occasional guest accommodation. The elevated position of the house provides lovely views over the gardens, enhancing the sense of privacy and connection to the outdoors. A double garage and driveway parking for four vehicles complete this outstanding family home.

















Plot Size
0.59 Acre

*Approximate Boundaries

Building Plot

Full planning permission has been granted for the construction of an additional four-bedroom detached home within the grounds, further enhancing the appeal of this exceptional property. (Planning Reference: 2024/5550/FULL). This creates a unique opportunity to build a second dwelling for extended family, provide independent accommodation for older children, or realise the site's development and investment potential.





CGI showing the 4 bed home that could be built - planning in place

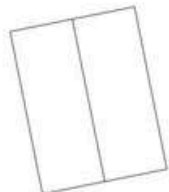


CGI render of the 4 bedroom home that could be built - planning in place





FIRST FLOOR 1/100 106 SW



GROUND FLOOR 1/100 119 SW



BLOCK PLAN 1/200



- BROCKHAM CHIMNEY
- NATURAL ROOF SLATE 20 x 12
SG1 37 BRUSH SLATE
- LOOK A LIKE CAST IRON
HANDMADE GUTTERS ON
RISE AND FALL BRACKETS
- TIMBER LATHS PAINTED
BLACK
- STONE SILL

EAST ELEVATION



- NATURAL ROOF SLATE 20 x 12
SG1 37 BRUSH SLATE
- TIMBER LATHS PAINTED
BLACK

NORTH ELEVATION



- NATURAL ROOF SLATE 20 x 12
SG1 37 BRUSH SLATE
- LOOK A LIKE CAST IRON
HANDMADE GUTTERS ON
RISE AND FALL BRACKETS

WEST ELEVATION



- NATURAL ROOF SLATE 20 x 12
SG1 37 BRUSH SLATE
- LOOK A LIKE CAST IRON
HANDMADE GUTTERS ON
RISE AND FALL BRACKETS

SOUTH ELEVATION



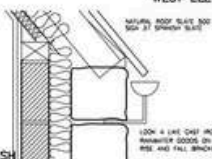
- TIMBER LATHS PAINTED
BLACK
- FLUSH CASEMENT WINDOWS
- STONE SILL



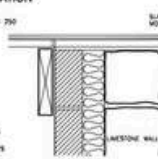
NATURAL SLATE ROOF FINISH
GREY ANGLED ROOF TILE MECHANICALLY FIXED



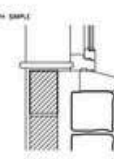
NATURAL SLATE ROOF FINISH
NATURAL ROOF SLATE 20 x 12



EAVES DETAIL



VERGE DETAIL



SILL DETAIL

ALL NEW OPENING WINDOW SECTIONS TO HAVE SLASH ELEMENT TO ONE
 SIDING A BRUNNEN APPEARANCE.
 OPENING BRACKETS TO BE SEE AND ONLY
 STONE SILL
 STONE SILL TO
 PROJECT 20mm

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Project Name and Address
 RESIDENTIAL DEVELOPMENT
 1 PIGEON HILL
 TIFFIELD
 NORTHANTS

Date	11/2024
Scale	AS SHOWN
Rev	GENERAL ARRANGEMENT
Dwg No	505/PLA 4 A 01

Location

Tiffield is a highly regarded Northamptonshire village located approximately 2.5 miles from the market town of Towcester. The village offers a strong sense of community and a range of everyday amenities, including a Church of England primary school, village pub, church, pocket park and playing field. Towcester provides a wider selection of shops, supermarkets, cafés, restaurants, schooling, medical facilities and leisure amenities.

The area is particularly well placed for commuters, with excellent access to the A43, A5, M1 (Junction 15a) and M40. Mainline rail services to London Euston are available from both Northampton and Milton Keynes, with journey times from around 50 minutes and 35 minutes respectively. The surrounding area offers an excellent range of leisure opportunities, including rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall Hotel & Spa, sailing at Draycote Water, Pitsford and Hollowell Reservoirs. Located near Silverstone Circuit in the heart of Motorsport Valley, this property offers an exceptional base close to Formula 1 team headquarters and some of the world's leading advanced engineering and technology companies.

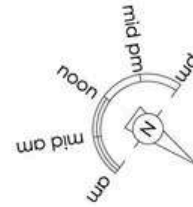
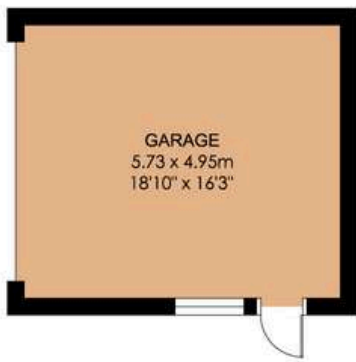
Extra Information

- Construction: Timber frame
- Broadband: High-speed fibre broadband is available in the area, including Gigaclear (buyers are advised to make their own enquiries)
- Mobile Signal: 5G available (buyers are advised to make their own enquiries)
- Home alarm system
- Mains gas, electricity, water and drainage
- Tenure: Freehold
- Local Authority: West Northamptonshire Council
- Council Tax Band: House – F Annexe – A
- EPC Rating: D

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

Website: For more information visit www.bydesignhomes.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



LOWER GROUND FLOOR



ANNEXE



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
MAIN HOUSE: 1913 sq ft, 178m²
GARAGE: 305 sq ft, 28m²
ANNEXE: 490 sq ft, 46m²
BALCONY EXTERNAL AREA: 119 sq ft, 11m²
TOTAL: 2708 sq ft, 252m²



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.







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National audience

local knowledge