

Field House,
Moulton Lane, Boughton



RICHARD  GREENER



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Offers Over £2,000,000

One of Northamptonshire's finest executive residences, this newly developed home occupies a prime position in the highly sought-after village of Boughton. Finished to an exceptional standard, it showcases outstanding craftsmanship, exquisite materials, and the finest high-end appliances.

Accommodation

Ground Floor: Entrance Hall | Kitchen/Dining Area | Snug | Garden Room | Family Room | WC | Study | Pantry | Utility/Boot Room

First Floor: Landing | Master Bedroom Suite – Bedroom One | Dressing Area | Ensuite | Bedroom Two | Ensuite | Bedroom Three | Ensuite | Bedroom Four | Bedroom Five | Family Bathroom

Outside: Front | Double Detached Garage | Rear Garden

Approximately 4,500 Square Feet

10 Year Build Warranty

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Description

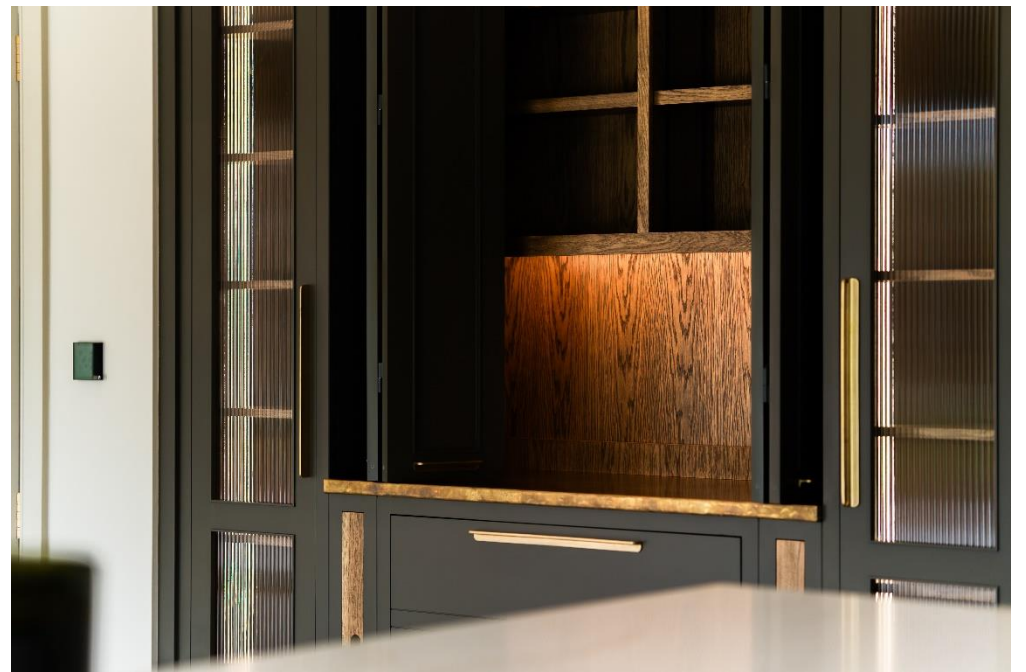
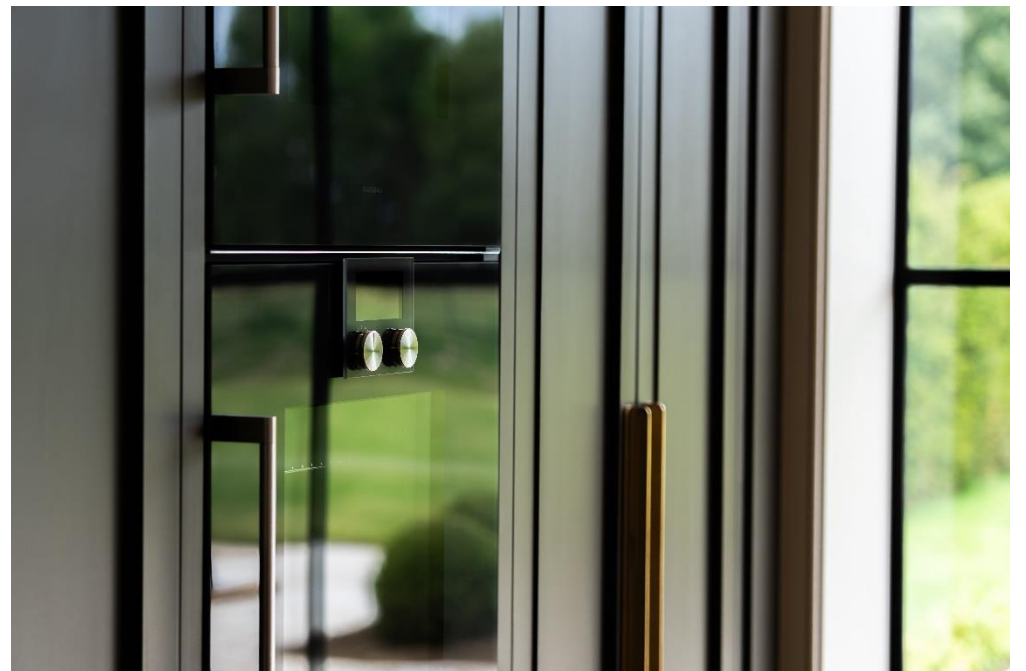
One of Northamptonshire's finest executive residences, this newly developed home occupies a prime position in the highly sought-after village of Boughton. Finished to an exceptional standard, it showcases outstanding craftsmanship, exquisite materials, and the finest high-end appliances. The property combines timeless architecture with contemporary sophistication. Floor-to-ceiling windows and doors frame uninterrupted views over open countryside, while beautifully landscaped grounds offer multiple parking spaces and a detached double garage. The interior is defined by space, light, and meticulous attention to detail.

A grand entrance hall with a sweeping curved staircase sets the tone, leading to expansive living areas. The bespoke kitchen, fitted with Gaggenau appliances, flows into a stylish open-plan dining and family space. Crittall doors open onto the rear terrace, creating the perfect setting for entertaining. A glass-partitioned garden room, formal family room, dedicated study, walk-in pantry, utility, and boot room complete the ground floor. Upstairs, five luxurious double bedrooms provide exceptional comfort. The principal suite boasts a fully fitted dressing room, a Lusso-appointed ensuite, and a striking glass Juliet balcony overlooking fields. Two further ensuite bedrooms and a family bathroom echo the same uncompromising design.

State-of-the-art technology enhances modern living, with zoned heating, remote lighting control, electric vehicle charging, and a full CCTV system. This home represents a rare opportunity: a traditional façade seamlessly married with contemporary elegance and innovation, crafted for modern family life at the very highest level.













Outside

The rear garden is beautifully presented, predominantly laid to lawn and bordered by landscaped beds with sculpted topiary features. A generous patio laid to Dijon limestone is accessible from all rear-facing rooms, creates the perfect setting for outdoor entertaining and relaxation. Pedestrian access is available on both sides of the property, while the garden's sunny aspect and far-reaching views to the rear provide a truly picturesque backdrop.

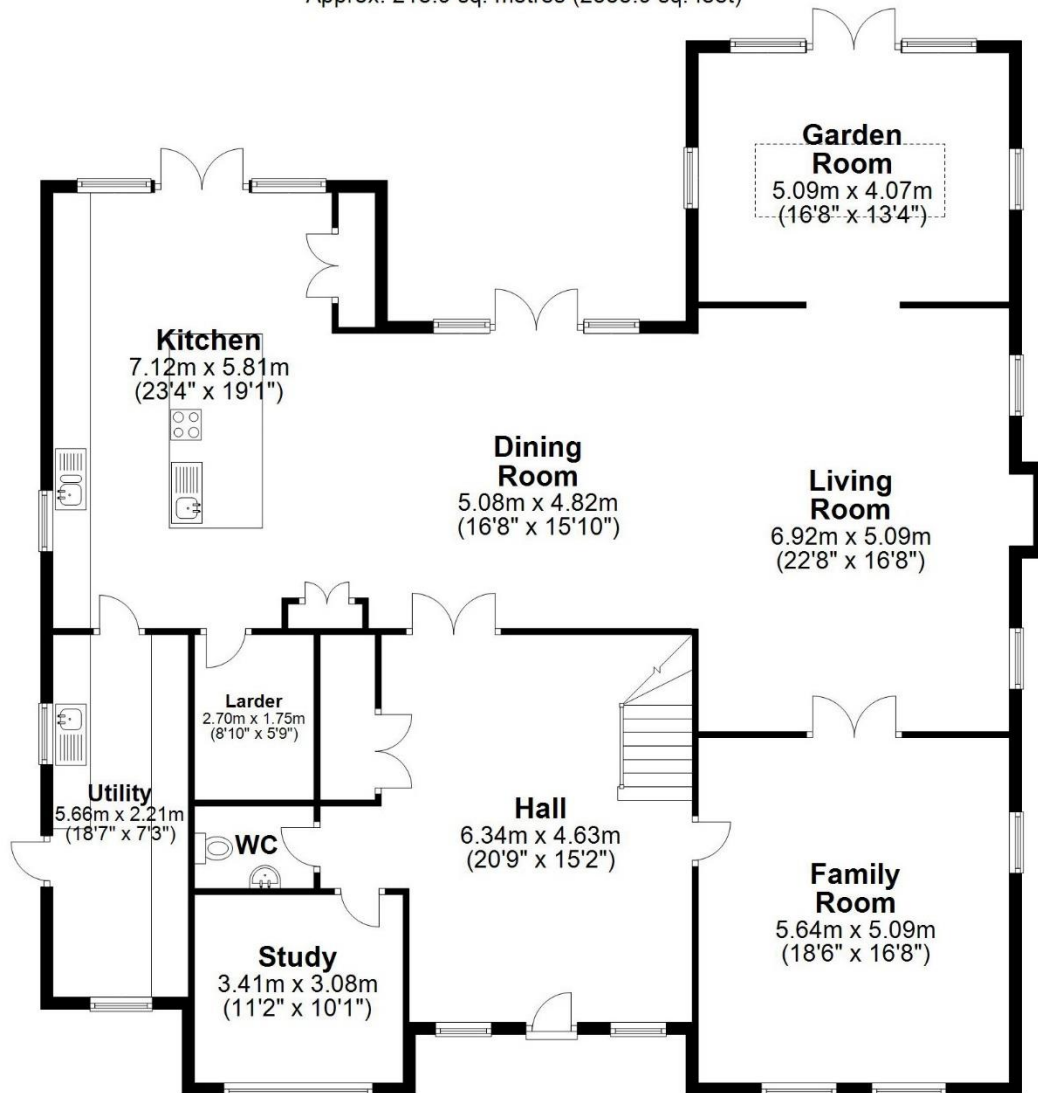
Services & Technology

The property is connected to mains, water, and electricity, with drainage provided via a Biodisc Klargester system. Heating is supplied by two Ecodan renewable heat pumps servicing twin Telford Tempest hot water cylinders, with underfloor heating to the ground floor and column radiators to the first floor. Smart home living is fully integrated, with phone and video entry system, Hikvision CCTV, ProWarm thermostats in the bathrooms, and Ambiente controls managing room temperatures. A Rithum smart home system provides effortless control of the property's lighting throughout.



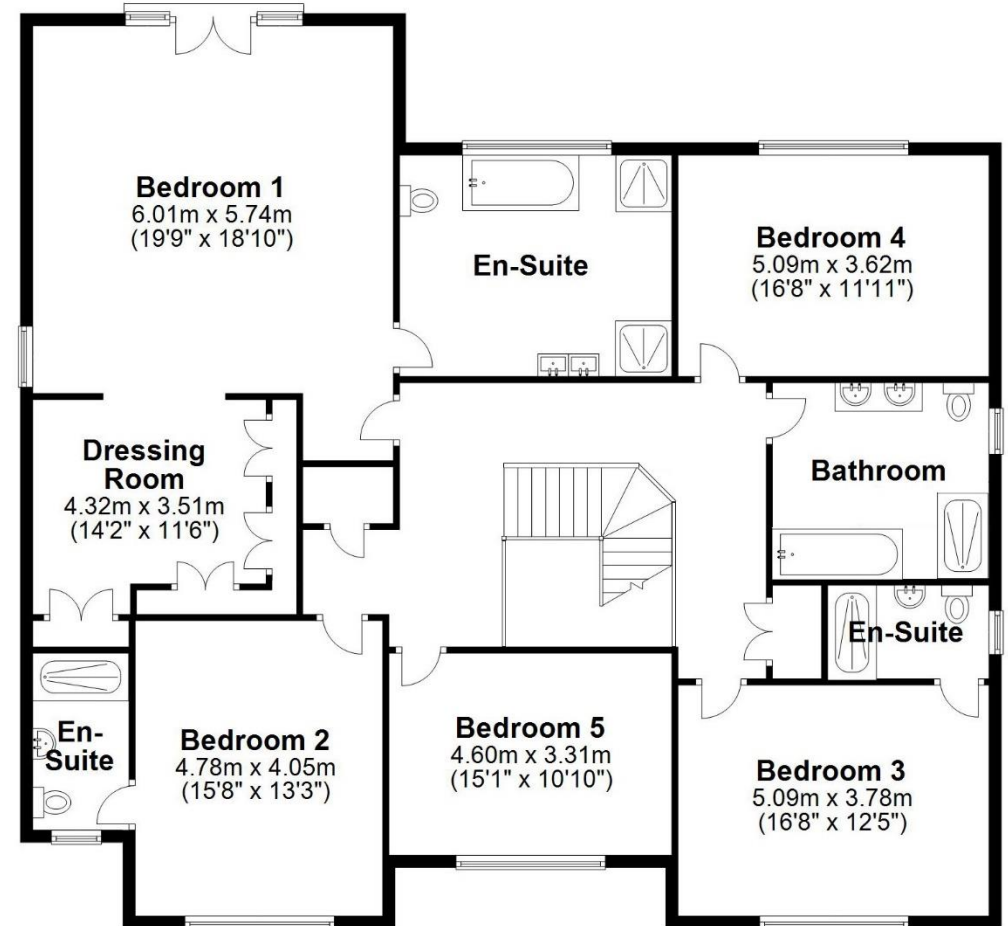
Ground Floor

Approx. 218.9 sq. metres (2355.9 sq. feet)



First Floor

Approx. 199.2 sq. metres (2143.8 sq. feet)



Total area: approx. 418.0 sq. metres (4499.8 sq. feet)
Not to scale. For illustrative purposes only



Double Detached Garage

A detached double garage with full head height room above and fitted with up-and-over doors to the front elevation and a side pedestrian entrance for convenience. The garage is fully serviced with power and electricity and benefits from an integrated electric car charging point, adding modern practicality to this executive home.

Local Amenities

Within the village, there is the Parish Church and the Whyte Melville Public House, Village Hall and pocket park. Local schooling is at the County Primary School, with secondary education at the Moulton School for which there is a school bus service. The village is well placed for access to a number of public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough. There are local shops at Whitehills and a Waitrose Supermarket in Kingsthorpe. There is a country park and sailing club at nearby Pitsford Reservoir, and the Northampton County Golf Course is at Church Brampton. Northampton railway station provides a fast connection service to London Euston in 50 minutes.

How To Get There

From Northampton town Centre, proceed in a northerly direction along the A508 Kingsthorpe Road through Kingsthorpe shopping centre and onto the Harborough Road North. Proceed out of the town and at the roundabout junction turn right signposted to Boughton along Vyse Road. Following Vyse Road into the heart of the village, turn sharp right into Church Street proceed up the hill past the Whyte Melville public house and proceed along Moulton Lane where the property stands on the left-hand side.



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