

Thornfield,  
Moulton Lane, Boughton





# Thornfield

Moulton Lane, Boughton

£1,400,000

Thornfield is an outstanding contemporary five-bedroom detached family residence, thoughtfully extended and extensively refurbished by the current owners to create an impressive home of approximately 4,300 sq ft.

Situated in the heart of Boughton, one of Northamptonshire's most desirable and sought-after villages, the property combines exceptional living space with a wonderful semi-rural setting.

## Accommodation

Ground Floor: Reception Hall | Cloakroom | Study | Drawing Room | Kitchen/Breakfast/Sitting Room | Preparation Room | Games Room/Bar | Wine Cellar | Laundry | Gymnasium

First Floor: Landing | Master Bedroom Suite – Bedroom One | Dressing Room Ensuite | Bathroom Ensuite | Guest Suite – Bedroom Two | Shower Room Ensuite | Bedroom Three | Bedroom Four | Family Bathroom | Annex Bedroom | Shower Room Ensuite

Outside: Rear Garden | Double Garage

**Approximately 4,300 Square Feet**

**RICHARD  GREENER**

9 Westleigh Office Park, Moulton Park,  
Northampton, NN3 6BW  
[www.richardgreener.co.uk](http://www.richardgreener.co.uk)



## Description

At the heart of the home lies a spectacular open-plan kitchen, dining and living space of over 1,000 sq ft, designed for modern family life and effortless entertaining, flooded with natural light and enjoying seamless connections to the gardens.

Offering outstanding flexibility, the property includes a self-contained annex with independent access, making it ideal for multi-generational living, guest accommodation, or a home office suite.

Set within beautifully established gardens extending to approximately half an acre, Thornfield enjoys a highly desirable south-facing rear aspect. The generous lawned grounds back directly onto open farmland, affording far-reaching countryside views, an exceptional degree of privacy, and a peaceful backdrop rarely found in a home of this scale.

Combining luxurious contemporary living, versatile accommodation, and an enviable village location, Thornfield represents a rare opportunity to acquire a truly exceptional family home in one of Northamptonshire's finest residential settings.











## Outside

Thornfield is approached by a private gravelled drive behind privet hedging and close boarded fencing and the drive provides ample space for parking and turning for numerous vehicles and giving access to the rear garden through a side gate and leading to the double garage.

## Double Garage

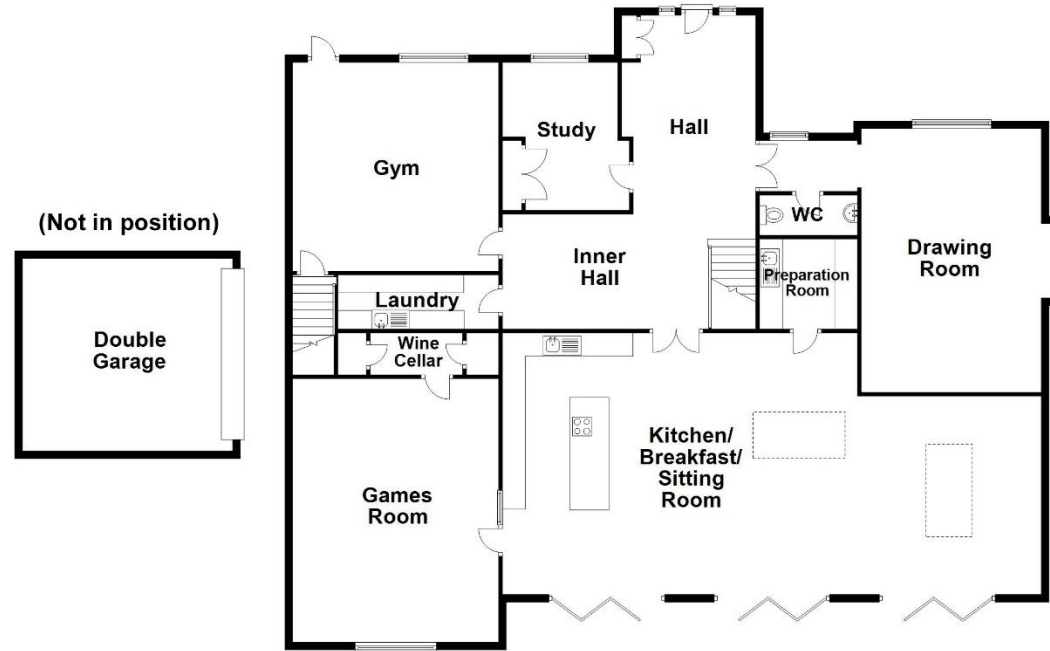
The detached garage is approached through an electrically operated up and over door and has light and power connected and there is a personal door to the side.

## Rear Garden

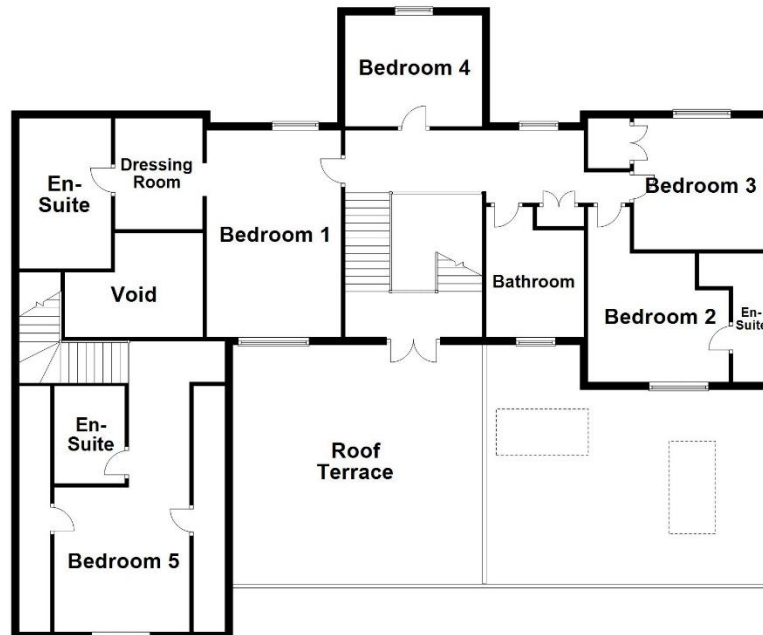
The rear garden is approached by an extensive porcelain tiled terrace spanning across much of the rear of the house and leading onto the south facing lawn which stretch away from the house and bounded by privet and Laurel hedging containing a number of fruit trees as well as a garden store. At the far boundary the garden backs directly onto open farm land.



### Ground Floor



### First Floor



For illustration purposes only - not to scale



## Services

Main water, gas and electricity are connected. Drainage is to a private septic tank. Central heating is through an under floor system to the ground floor, radiators to the first floor from a Glow Worm gas fired boiler also providing domestic hot water through a Megaflo mains pressure unvented cylinder. The property is fitted with full security system and CCTV.

## Council Tax

West Northamptonshire Council - Band F

## 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 right hand side.





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