

# Mulberry House

Sandy Lane, Church Brampton





# Mulberry House

Sandy Lane  
Church Brampton

£1,295,000

This outstanding individual detached five-bedroom family home offers the most wonderful views over open countryside. The interior presentation is outstanding with contemporary features and open spaces. The property offers a high degree of privacy.

## Accommodation

Ground Floor: Reception Hall | Cloakroom | Living Room | Sitting Room | Study | Kitchen/Breakfast/Dining Room | Snug | Utility Room

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

Outside: Double Garage | Rear Garden | Gated Driveway

Approximately 3,600 square feet

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## Description

Mulberry House is an attractive, substantial family residence that blends modern design and a stylish interior. Situated on a generous plot on the edge of the picturesque village of Church Brampton, this exceptional home enjoys uninterrupted views across beautiful open countryside, a perfect balance of rural tranquillity and modern comfort.

Meticulously maintained and improved by its current owners, the property spans approximately 3,600 square feet of thoughtfully designed living space, showcasing a seamless blend of contemporary open-plan layouts and classic architectural touches. Every detail has been finished to a high standard, making this a truly move-in ready home.

Upon entering, you're welcomed into a grand entrance hall that sets the tone for the rest of the home. A refined sitting room offers a calm retreat, while a separate family room provides a cosy space for everyday living. The heart of the home is the expansive open-plan kitchen, dining, and living area, designed for both entertaining and relaxed family life. A separate utility room adds practical convenience, and a dedicated study space offers a quiet area ideal for home working. Upstairs, the home offers five generously sized bedrooms, with flexibility to configure a sixth bedroom or an additional dressing room. Four stylish bathrooms, including luxurious en-suites, ensure comfort and privacy for the whole family. Outside, the landscaped gardens are beautifully maintained and provide a perfect setting for alfresco dining. A double garage and ample driveway parking complete the offering.

Whether you're looking for a peaceful sanctuary or a home designed for entertaining, Mulberry House offers the perfect setting. With its desirable location, generous proportions, and breathtaking countryside views, this is a rare opportunity to own a home of true distinction in one of Northamptonshire's most sought-after villages.









## Outside

Mulberry House grounds have been kept meticulously, there is a range of mature shrub borders supported by a fenced boundary. This sunny south-east facing garden is mainly laid to lawn with a paved patio, which is suitable for outdoor entertaining. The garden can be approached from both sides with the driveway accessed via electric gates with telecom entry system. The house is conveniently set back from the road, offering a high degree of privacy. The gravel driveway not only offers private access but also provides ample off-road parking.

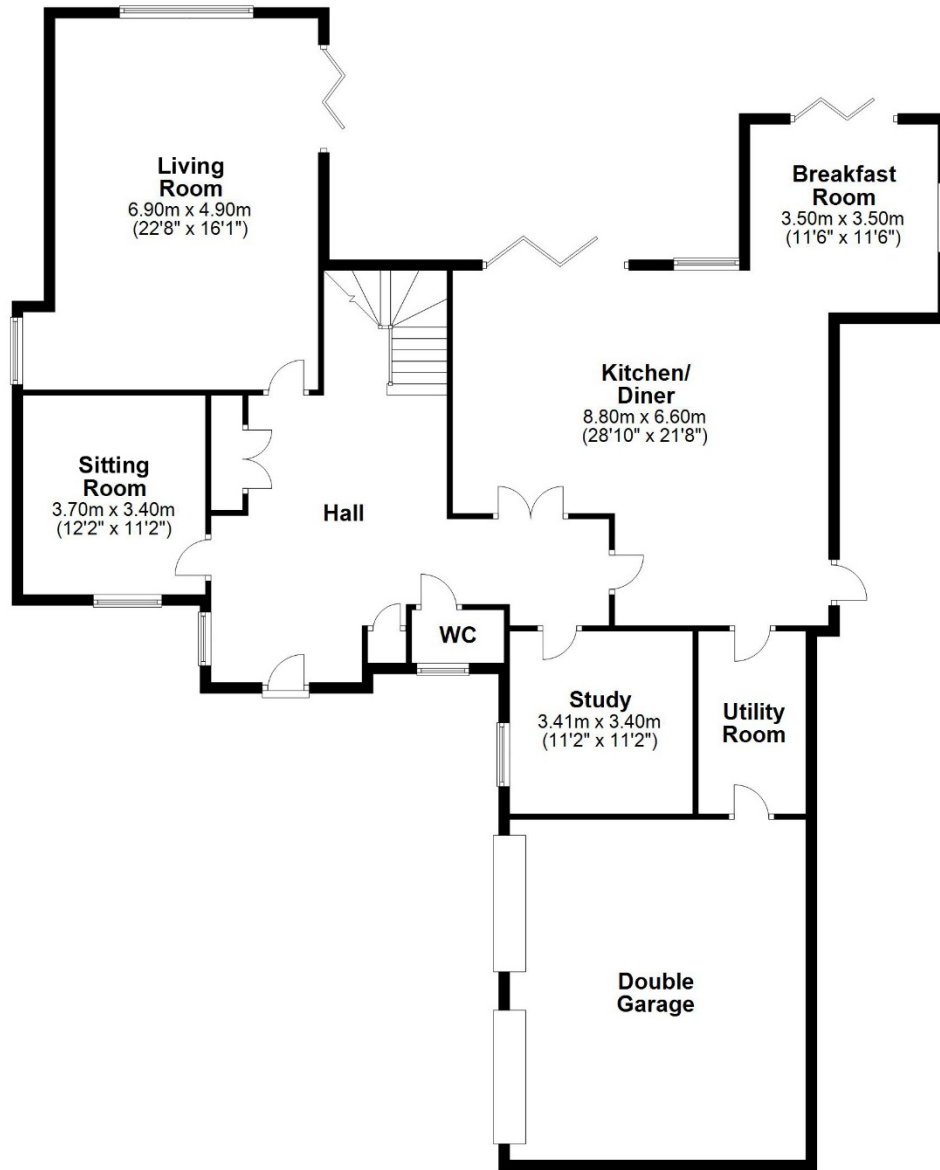
## Double Garage

Fitted with double electric roller shutter doors, there is suitable storage and parking for two vehicles. There is an electric car charger fitted.



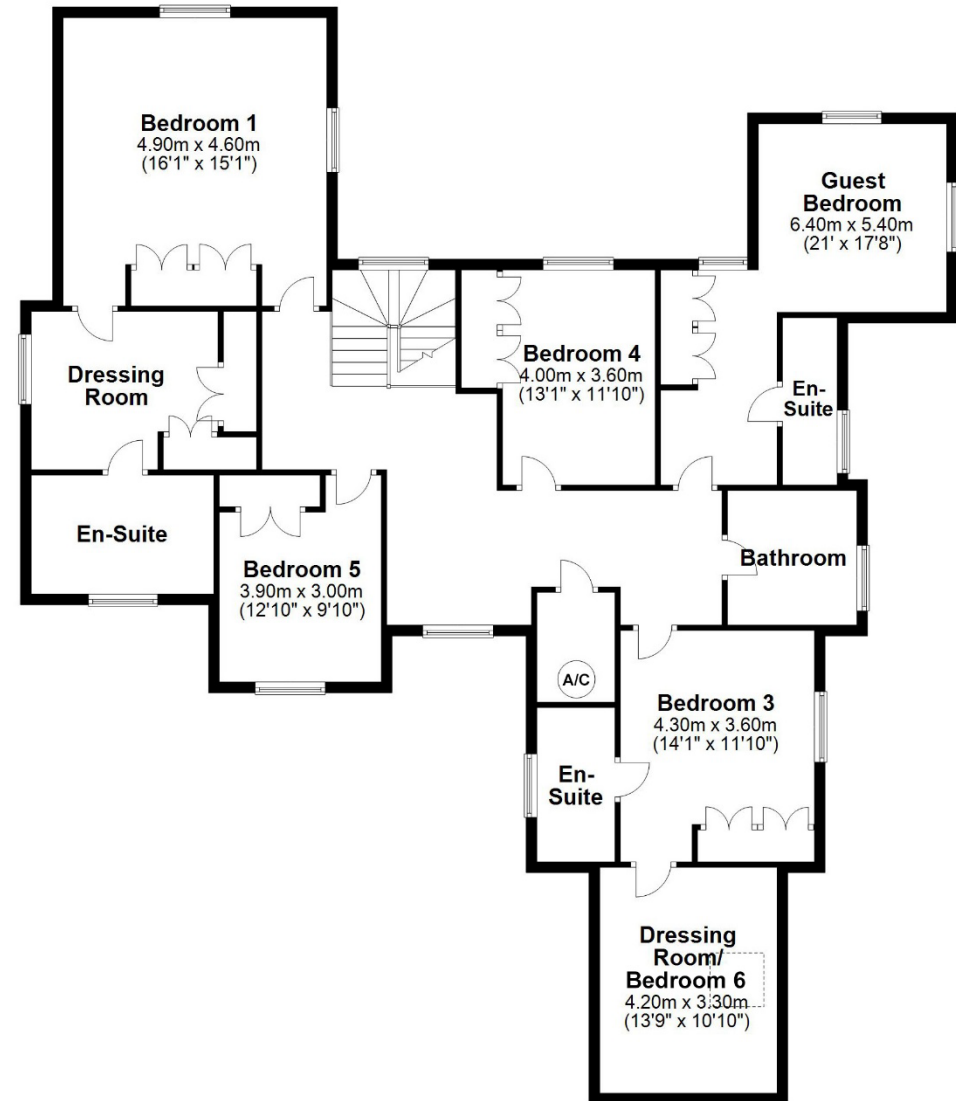
## Ground Floor

Approx. 190.0 sq. metres (2045.5 sq. feet)



## First Floor

Approx. 171.5 sq. metres (1846.4 sq. feet)



Total area: approx. 361.6 sq. metres (3891.9 sq. feet)  
Not to scale. For illustrative purposes only



## How To Get There

From Northampton, proceed in a north-westerly direction along the A5199 Welford Road to the junction with Brampton Lane at the Windhover public house. Take the first exit at the new roundabout and continue straight over the next roundabout signposted to Church Brampton along Sandy Lane. Upon entering the village, take the first right where the property is approached through electric gates.

## Local Amenities

Church Brampton is the home of the Northamptonshire County Golf Club, one of the finest heathland courses in central England. There is also the Parish Church of St Botolph and The Bramptons Primary School at Chapel Brampton as well as the Sedgebrook Hall Hotel and Conference Centre. There is a Waitrose supermarket at Kingsthorpe. Sailing and fishing are available at Pitsford Reservoir and the M1 motorway northbound is accessible via Junction 16 and southbound via Junction 15A. There are a number of public schools in the area, including Oakham, Uppingham, Oundle, Rugby, Wellingborough and the Northampton School for Girls.





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