



THE ESTATE AGENTS
1977

High Street, Moulton, Northampton NN3 7SR

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The Estate Agents are privileged to present this stunning five bedroom, detached period property in the heart of Moulton Village. The

Old Butchers dates back to at least the 1800's and has recently undergone an extensive, yet sympathetic renovation, perfectly blending modern living together with all the charm and character of the original stone built cottage.

- Five Bedroom Detached Period Family Home
- Restored & Renovated To A Very High Standard Throughout
- Stunning Open Plan Island Kitchen/Dining/Family Room With Bifold Doors
- Off-Road Parking
- Generous Rear Garden
- High Specification & Finish Throughout
- Two En Suites And Family Bathroom
- Self Contained Annexe With Kitchen And Shower Room
- Highly Desirable & Sought After Village





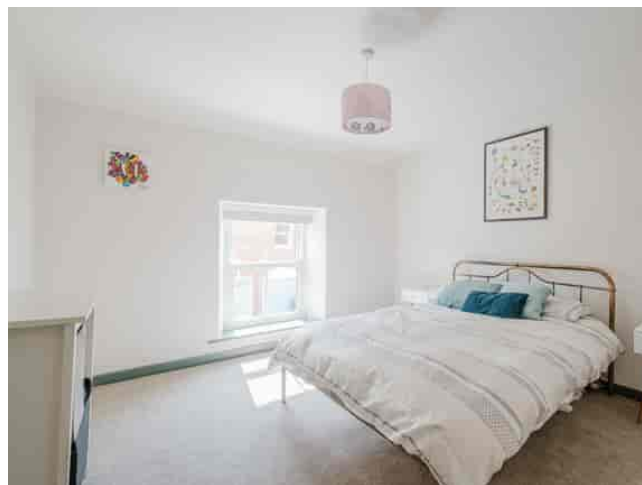
The spacious accommodation has been refurbished to a very high standard throughout and briefly comprises; a bright and welcoming reception hall, sitting room, utility room, W.C and large open plan kitchen/dining/family room with bifold doors opening into the garden, the perfect place to entertain. To the rear of the house there's a beautifully appointed one bedroom self contained annexe, with separate kitchen and shower room.



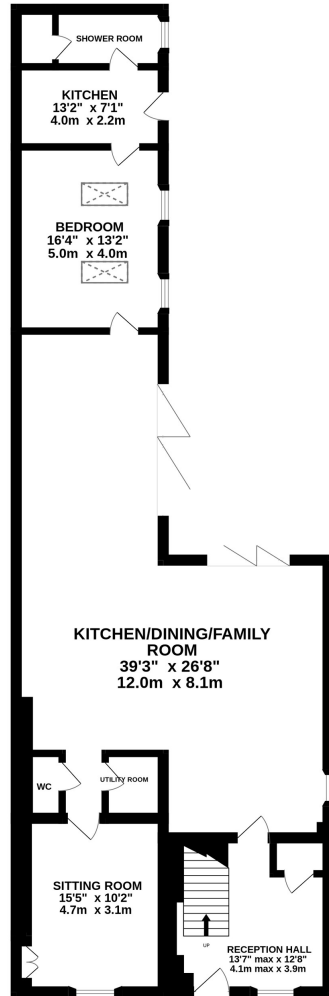
On the first floor are four double bedrooms and family bathroom, bedroom two has an en suite and the imposing master bedroom has French doors opening to a Juliette balcony, dressing area and en suite.



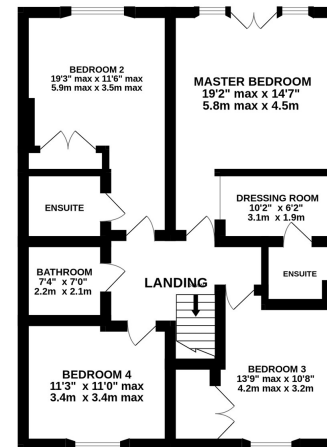
Outside the property benefits from off-road parking to the side and a generous rear garden mainly laid to patio areas and lawn. This property is one of the finest examples we have seen, a stunning historical property which has been lovingly restored by the current owners, whose thoughtful design has resulted in a superb family home without compromise.



GROUND FLOOR
1575 sq.ft. (146.3 sq.m.) approx.



1ST FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



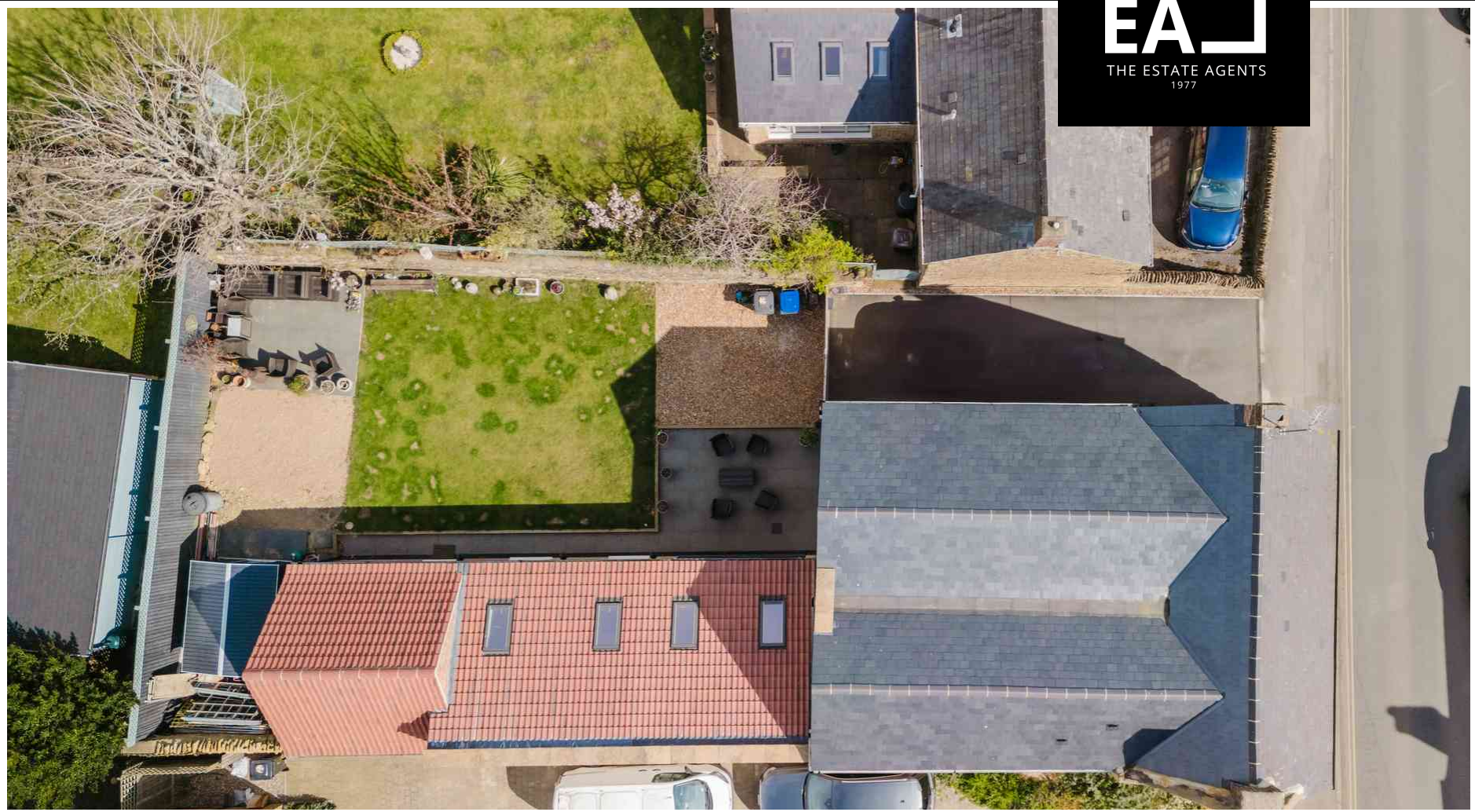
TOTAL FLOOR AREA : 2587 sq.ft. (240.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Voted Northamptonshire's village of the year in 2018, Moulton has lots to offer. There's a variety of convenience stores, shops, pubs, cafes, community centre, leisure centre, primary, secondary schools and college. The new Northampton School is part of the Northampton School for Boys Trust which has an illustrious performance record. Weston Favell shopping centre is within easy reach and Moulton is perfectly placed for road links with the A43/A45 and M1. Northampton train station has a regular sub-1 hour service to London Euston. To the north of Moulton are Brixworth country park and Pitsford reservoir.



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