



THE ESTATE AGENTS  
1977



The Close | Upper Heyford | Northamptonshire | NN7 3NB

**FOR SALE**



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Total Approx. Floor Area: 1,774 SQ FT / 164.8 SQ M

### Key Features

- Detached house with rural views
- Planning permission granted for a new 5-bedroom home (ref: 2023/6817/FULL)
- Land totaling approximately 4.75 acres
- Elevated position with breathtaking southerly views over the Nene Valley
- Spacious accommodation with great potential to extend
- Convenient access to M1 (J16 - 1 mile), Northampton (6 miles), and Daventry (8 miles)

### Distances

- M1 (Junction 16): 1 mile
  - Northampton: 6 miles (trains to London from 55 minutes)
  - Daventry: 8 miles
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## The Property

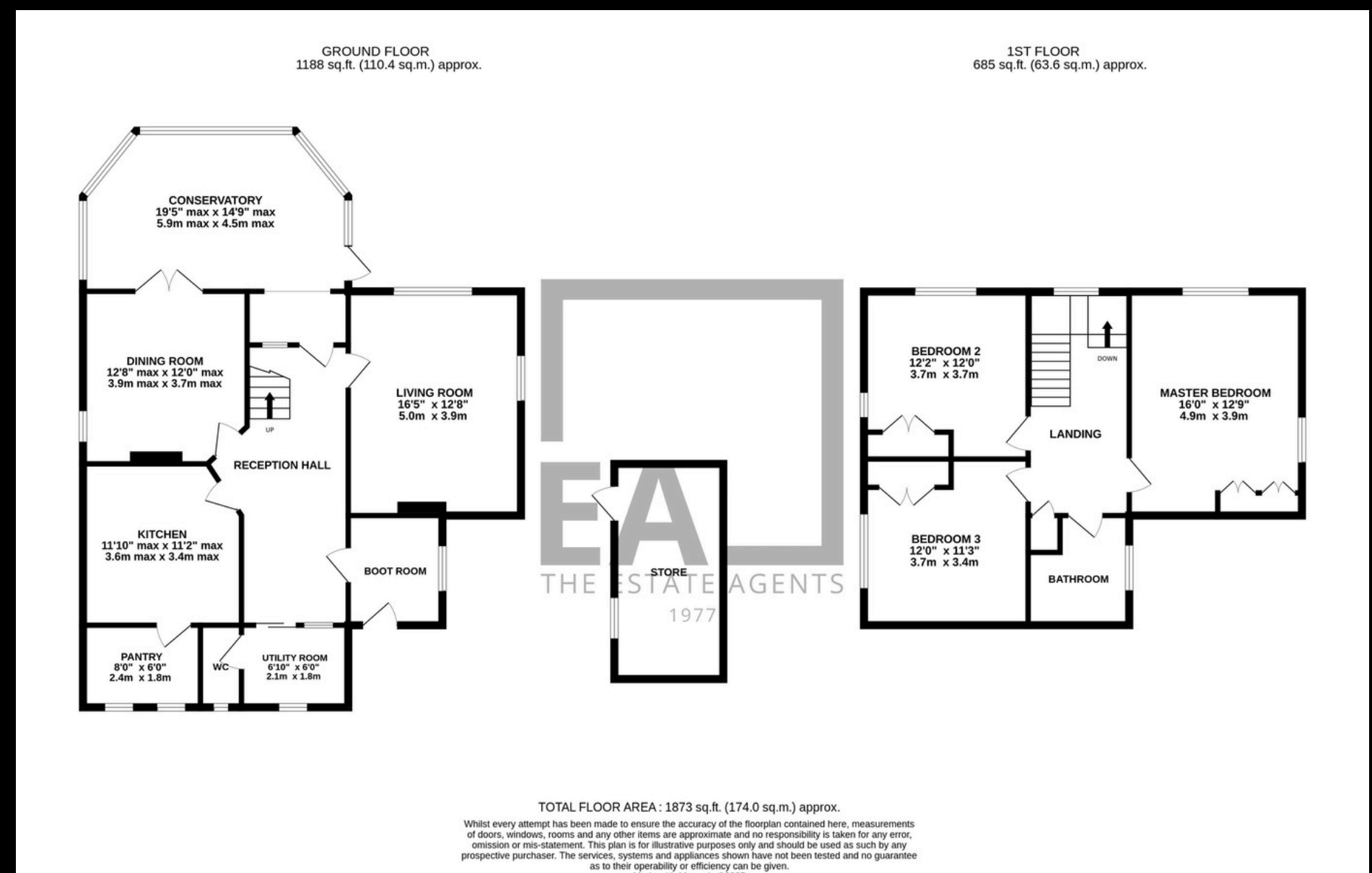
Built in 1960 by WJ Denny & Son, this bespoke home enjoys stunning panoramic views across its own paddock and beyond. With approved planning permission for a 5-bedroom replacement dwelling (application 2023/6817/FULL), this property offers an incredible opportunity for development.

## Ground Floor

- Reception hall
- Sitting room & Dining room (both double aspect with fireplaces)
- Kitchen/Breakfast room
- Pantry & Utility/Boot room (Belfast sink, washing machine & dryer space)
- Cloakroom

## First Floor

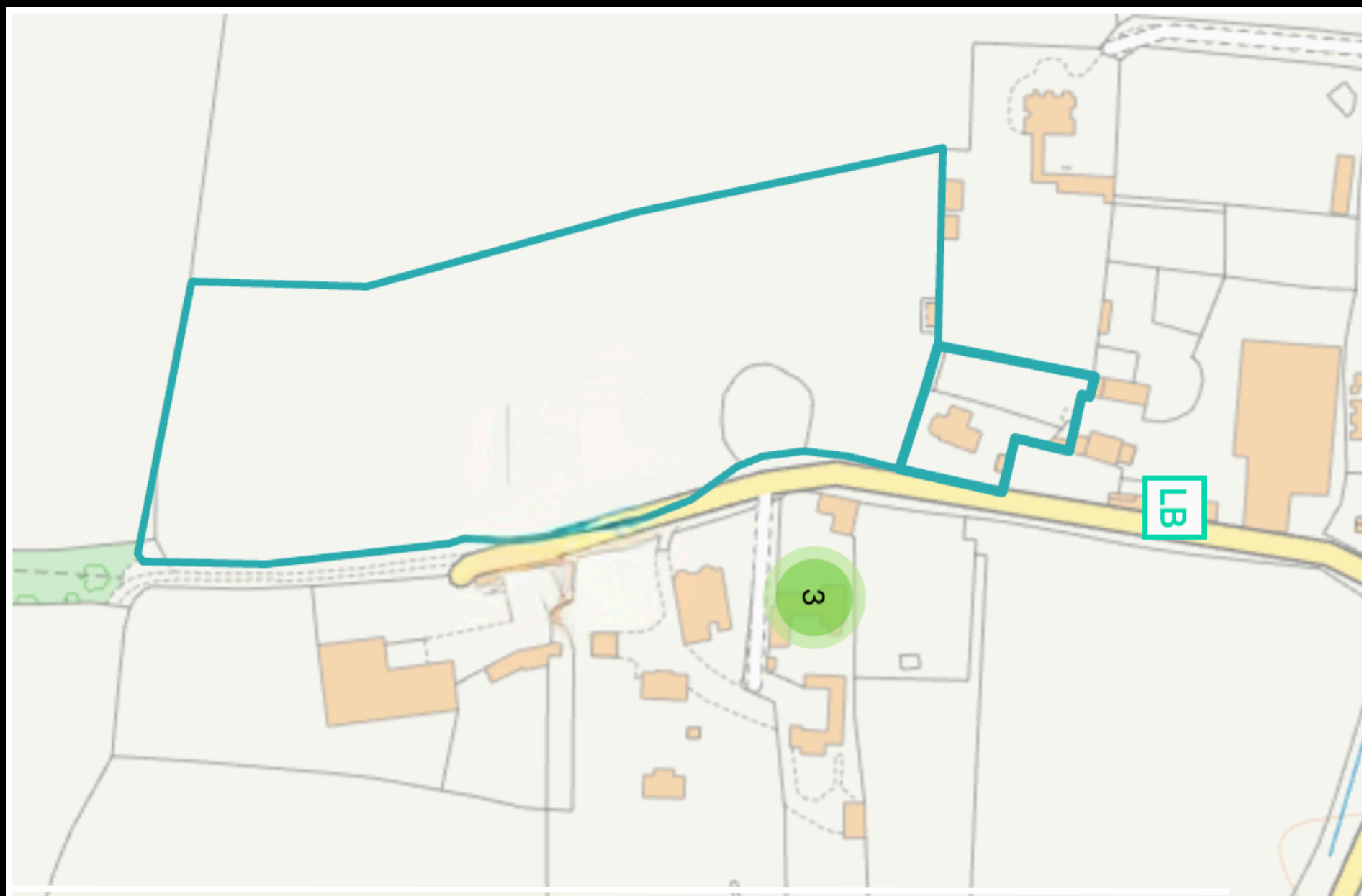
- Three double bedrooms (two with stunning countryside views)
- Recently refurbished family bathroom
- Built-in wardrobes in all bedrooms
- Heated airing cupboard & part-boarded loft access











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## Outside & Land

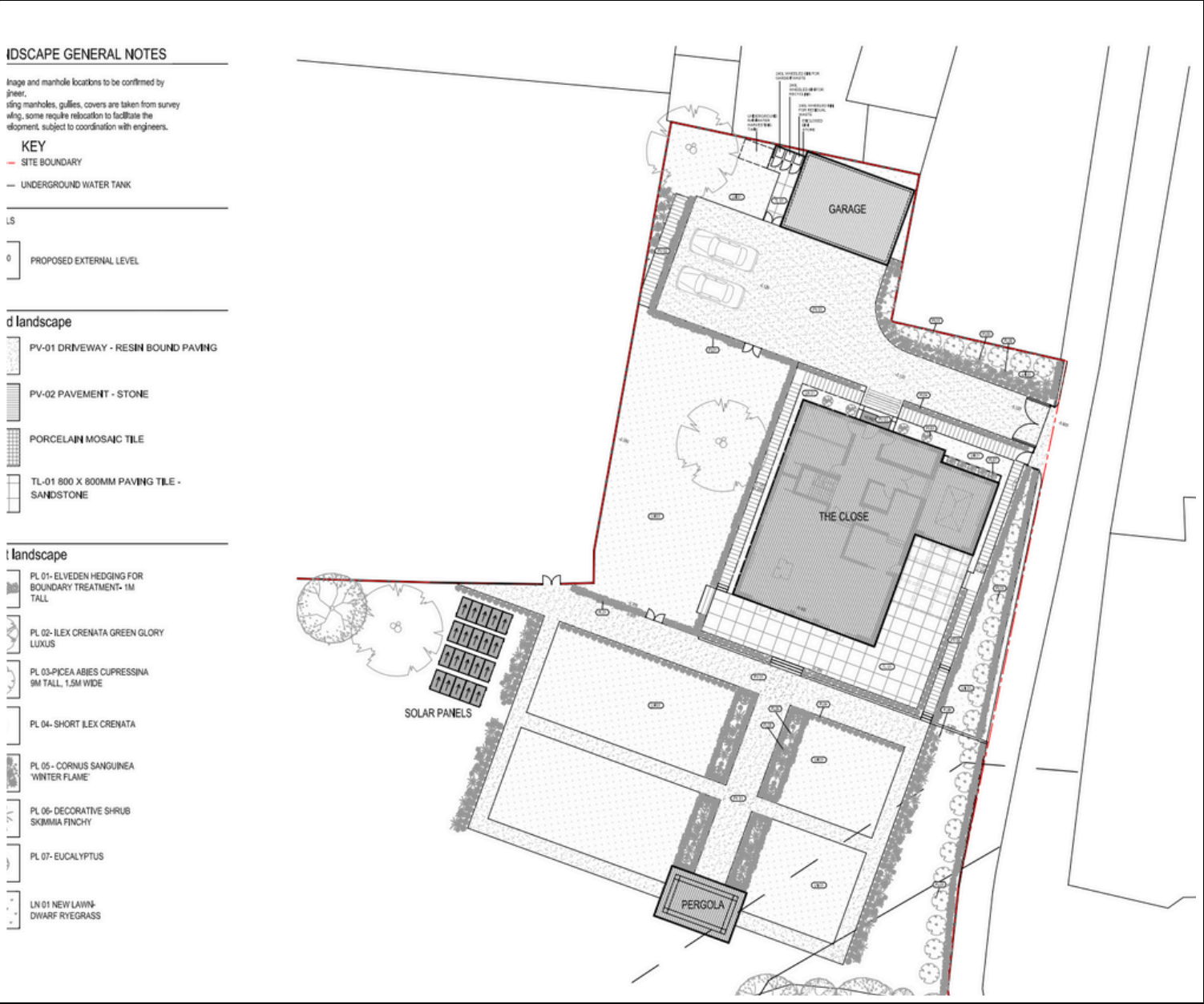
The property sits within approximately 4.75 acres, offering a combination of landscaped gardens, paddocks, and a wildlife pond.

## External Features

- Gravel driveway with ample parking
  - Front & rear lawns with seating terrace
  - Brick storage shed
  - Two paddocks (one enclosed with an open-fronted barn)
  - Spring-fed wildlife pond (flourishing with seasonal flora & fauna)
  - Adjacent land owned by Althorp Estate used for grazing
  - A public footpath crosses the field, connecting to Crow Lane Bridleway leading to Nether Heyford
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Full planning consent granted for replacement dwelling (Ref: 2023/6817/FULL)





## Location & Amenities

Nestled in the heart of Northamptonshire's rolling countryside, Upper Heyford is a highly sought-after village that has recently benefitted from a bypass, ensuring peace and tranquility. Offering the charm of a rural setting while maintaining excellent connectivity, it is the perfect blend of country living and modern convenience.

Just a short distance away, Nether Heyford provides a range of essential amenities, including:

- A Post Office & convenience store for daily essentials
- A traditional butcher's shop offering fresh local produce
- Two welcoming pubs serving great food and drinks

For a broader selection of shopping, dining, and leisure facilities, residents have easy access to Northampton, Towcester, and Daventry.

## Outstanding Transport Links

Commuters will appreciate the superb transport connections, including:

- M1 motorway (Junction 16) – just 1 mile away, providing swift road access
- Northampton mainline railway station – offering fast trains to London Euston in just 55 minutes
- Luton and East Midlands Airports – conveniently located for both domestic and international travel

With its picturesque setting, strong community spirit, and excellent connectivity, Upper Heyford offers the perfect location for both families and professionals alike.



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*We value people  
and property*