



HALL FIELDS

NASEBY, NORTHAMPTONSHIRE



KING WEST



KING WEST

10 Church Square, Market Harborough, Leicestershire, LE16 7NB

Tel: 01858 435970

Email: enquiries@kingwest.co.uk

Land & Estate Agents • Commercial • Town Planning & Development Consultants

Offices: Market Harborough • Stamford



These particulars are intended as a guide and must not be relied upon as statements of facts

An exceptional detached country residence, set within idyllic, uninterrupted countryside, with attractive grounds and complemented by an extensive range of outbuildings and equestrian facilities.

Hall Fields

Clipston Road, Naseby, Northamptonshire, NN6 6BU

Market Harborough 6.5 miles (HST London St Pancras International), Northampton 15 miles (HST London Euston), Rugby 16 miles (HST London Euston).
(All distances approximate)

- Five Bedroom Country House
- Large Bespoke Kitchen/ Breakfast Room
- Sitting Room & Dining Room
- Utility & Boot Room
- Well Proportioned and Characterful Interior
- Range of Modern & Traditional Outbuildings
- Equestrian Complex with Stabling, Manege
- **In all, the Gardens, Grounds and Paddock Land are approaching 6 acres**

The property offers a balance of character and practicality, with well proportioned reception spaces designed for both formal entertaining and relaxed everyday living.

The Situation

Naseby is a picturesque village set in attractive undulating north Northamptonshire countryside. Rich in history, the village is located at the historic battle sites of the 1645 Civil War which saw Cromwell’s ultimate defeat of King Charles I.

The A14 link road is under three miles distant, offering good motorway connections to the M1 and M6 to the west and the A1 to the east. Air travel is available at East Midlands Airport, Birmingham, Stansted and Luton, all of which are accessible via the excellent motorway connections available locally. Schooling in the area is excellent, with many preparatory schools including Spratton Hall, Bilton Grange and Pitsford nearby. Naseby Primary School is within close proximity. The well-known public schools of Rugby, Uppingham, Oakham and Oundle are within a reasonable drive, with senior schooling also available in Leicester, Northampton and Wellingborough, all of which are a short distance away.

The Property

Set within idyllic rural surroundings, Hall Fields presents an outstanding opportunity to acquire a substantial and beautifully arranged family home, complemented by an impressive range of outbuildings and land. It is beautifully situated in a tranquil spot surrounded by rolling Northamptonshire countryside. The property is further enhanced by equestrian facilities, making it ideal for countryside, working from home and equine pursuits.

The property offers a balance of character and practicality, with well-proportioned reception spaces designed for both formal entertaining and relaxed everyday living.

Hidden from the roadside, the driveway to the house meanders from the main gateway reaching the electrically gated, large, gravelled driveway with ample parking.

The ground floor is centred around a superb farmhouse kitchen/breakfast room, ideal for modern family living, with adjoining pantry and a spacious laundry/utility and boot room. A selection of reception rooms includes a well-proportioned sitting room, formal dining room, and a light-filled garden room, providing excellent spaces for both entertaining and everyday use. A separate office offers an ideal work-from-home environment.

The five spacious bedrooms and bathrooms are set across the two floors, including an impressive principal bedroom, all enjoying excellent views over the surrounding countryside. The layout provides much flexibility for families including multi-generational use.

Outside

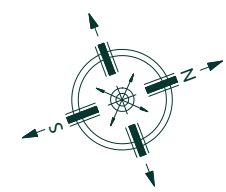
Hall Fields sits in grounds of approximately 6 acres and is surrounded by mature, thoughtfully landscaped gardens, featuring mature trees, formal areas and well-maintained lawns. A lake adds to the grounds’ tranquillity, flanked by paddock land and the neighbouring fields as your backdrop. A south facing terrace, partially enclosed by brick walling, provides a peaceful and sheltered entertaining area and easily accessible into the kitchen and other rooms.



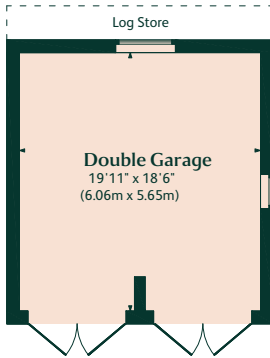




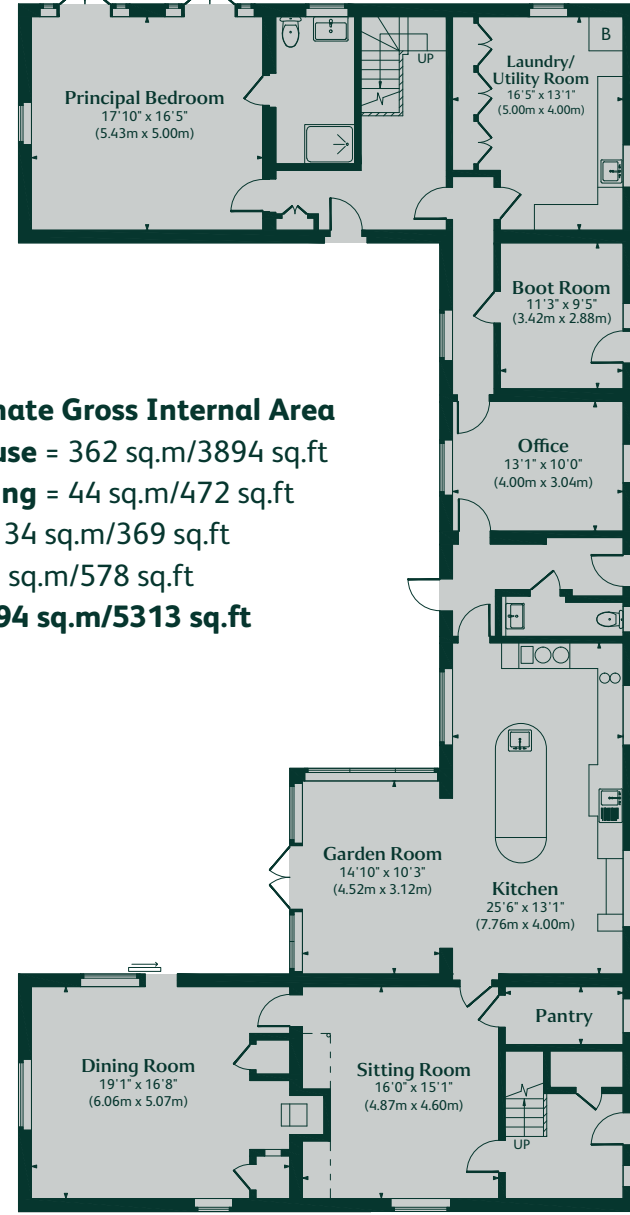
Floorplans



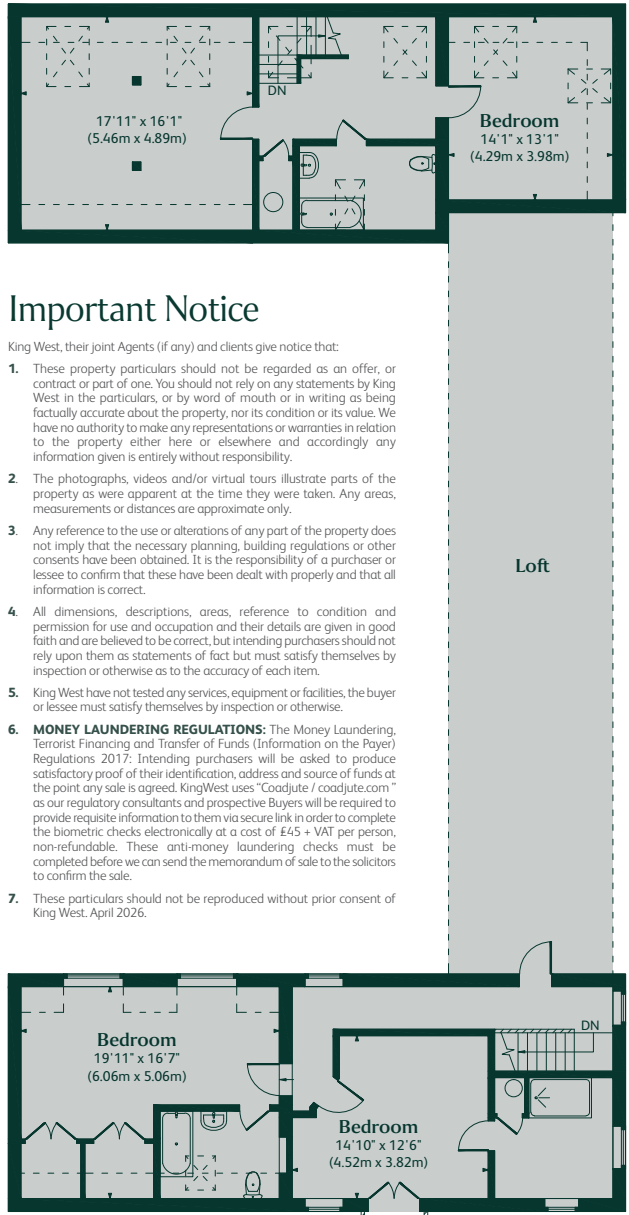
Approximate Gross Internal Area
Main House = 362 sq.m/3894 sq.ft
Outbuilding = 44 sq.m/472 sq.ft
Garage = 34 sq.m/369 sq.ft
Barn = 54 sq.m/578 sq.ft
Total = 494 sq.m/5313 sq.ft



Garage



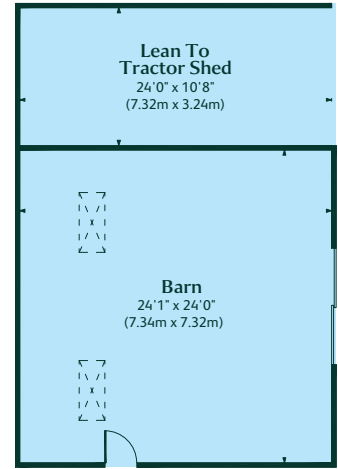
Ground Floor



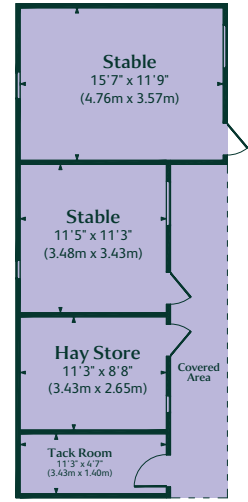
First Floor

Important Notice

- King West, their joint Agents (if any) and clients give notice that:
- These property particulars should not be regarded as an offer, or contract or part of one. You should not rely on any statements by King West in the particulars, or by word of mouth or in writing as being factually accurate about the property, nor its condition or its value. We have no authority to make any representations or warranties in relation to the property either here or elsewhere and accordingly any information given is entirely without responsibility.
 - The photographs, videos and/or virtual tours illustrate parts of the property as were apparent at the time they were taken. Any areas, measurements or distances are approximate only.
 - Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.
 - All dimensions, descriptions, areas, reference to condition and permission for use and occupation and their details are given in good faith and are believed to be correct, but intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item.
 - King West have not tested any services, equipment or facilities, the buyer or lessee must satisfy themselves by inspection or otherwise.
 - MONEY LAUNDERING REGULATIONS:** The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017: Intending purchasers will be asked to produce satisfactory proof of their identification, address and source of funds at the point any sale is agreed. KingWest uses "Coajute / coajute.com" as our regulatory consultants and prospective Buyers will be required to provide requisite information to them via secure link in order to complete the biometric checks electronically at a cost of £45 + VAT per person, non-refundable. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.
 - These particulars should not be reproduced without prior consent of King West, April 2026.



Barn



Outbuilding



General Remarks

Equestrian Facilities

A particular feature of Hall Fields is the extensive range of outbuildings, making it ideal for equestrian use. These include:

- Outdoor menage
- Stables and Tack room
- Hay store and barn
- Tractor shed and lean-to
- Additional covered areas and storage

A double garage provides further parking and storage.

Council Tax Band

Council Tax Band - E

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Services

None of the services have been tested by the agents.

Local Authority

West Northamptonshire Council

EPC Rating

E







01858 435970
www.kingwest.co.uk

