



The Gate House is a truly exceptional Grade II listed village residence, occupying a prominent and private position in the heart of the highly regarded Northamptonshire village of Syresham. Combining timeless architectural beauty with elegant contemporary styling, the property offers an outstanding balance of historic character and modern comfort. Beautifully crafted from traditional ironstone and set within impressive walled grounds, the house enjoys a wonderful sense of privacy and grandeur throughout.

Set proudly within the very heart of the sought-after village of Syresham, The Gate House is an exceptional Grade II listed country residence of remarkable scale, presence and character. Occupying a beautifully enclosed plot and extending to over 6,600 sq ft of accommodation, this magnificent seven-bedroom home seamlessly blends historic architectural beauty with luxurious contemporary living.

Approached through wrought iron gates and framed by handsome stone pillars, the property immediately conveys a sense of stature and exclusivity. Constructed from mellow ironstone beneath traditional tiled roofs, The Gate House is arranged around a charming courtyard setting and enjoys extensive landscaped gardens, including a vast lawn sweeping to the side and rear, entirely enclosed by impressive brick and stone walls, creating an extraordinary sense of privacy and tranquillity.

Internally, the home is both grand and welcoming. Rich in original character, the property showcases exposed timbers, leaded light windows, deep stone mullions, vaulted ceilings and beautiful period detailing throughout, while sophisticated interior design and carefully considered modern enhancements create a home perfectly suited for contemporary family life and entertaining on a significant scale.

The reception spaces are particularly impressive. Elegant formal sitting and drawing rooms provide refined entertaining areas, enhanced by bespoke panelling, feature fireplaces and views across the gardens. At the heart of the home lies a spectacular open-plan kitchen and dining room, designed for modern living, with expansive proportions ideal for both everyday family use and large gatherings. Ancillary spaces include a study, games room and extensive utility and boot room facilities.

A standout feature of the property is the stunning cinema room, professionally designed to create a luxurious private screening experience, while a substantial wine cellar further enhances the home's exceptional entertaining credentials.

The bedroom accommodation is equally remarkable. The principal suite is truly magnificent, occupying a dramatic vaulted space with elegant proportions and luxurious en suite facilities. In total, there are seven generous bedrooms and six bathrooms, offering exceptional flexibility for family life, guests or multigenerational living.

Beyond the main residence, the leisure and lifestyle amenities continue to impress. The detached gym complex provides an outstanding wellness space with exposed timber trusses and professional-grade equipment, while outside, a heated resistance swimming pool is positioned beside the entertaining terrace, creating a superb indoor-outdoor leisure environment during the warmer months.

Practicality has not been overlooked. A substantial five-bay car port and extensive additional garaging and outbuildings provide abundant parking and storage solutions.

The grounds are a defining feature of The Gate House. The extensive lawns wrap around the house and courtyard beautifully, bordered by mature trees, established planting and high enclosing walls that create complete privacy and a wonderfully protected setting. Despite this seclusion, the property remains centrally positioned within one of South Northamptonshire's most desirable villages, giving immediate access to the village community while retaining the atmosphere of a private country estate.

The Gate House represents an exceptionally rare opportunity to acquire a landmark village home of immense character and distinction — a historic residence thoughtfully transformed into a luxurious contemporary family estate of outstanding quality.

Syresham is one of South Northamptonshire's most desirable villages, perfectly positioned amongst rolling countryside yet exceptionally well connected for both London and the Midlands. Situated close to the borders of Oxfordshire and Buckinghamshire, the village combines traditional English village charm with excellent accessibility, making it particularly popular with families, professionals and those seeking a refined country lifestyle.

The village itself has a wonderfully established community feel, centred around its historic stone properties, parish church, village pub and highly regarded primary school.

Syresham is known for its attractive period architecture, quiet lanes and surrounding countryside, while retaining convenient access to nearby market towns including Brackley and Towcester. The village has repeatedly won regional "Village of the Year" awards and is recognised for its strong community spirit and local events.

For families, the area is exceptionally well served by both state and independent schooling. Within the village itself, Syresham St James CofE Primary School and Nursery enjoys an excellent reputation as a nurturing village primary school.

A number of highly regarded independent schools are also within convenient reach, including Stowe School, Akeley Wood School, Beachborough School, Bloxham School and Spratton Hall School, one of Northamptonshire's leading preparatory schools.

The location is also particularly appealing for motorsport and automotive enthusiasts due to its proximity to Silverstone Circuit, home of the British Grand Prix and one of the world's most iconic racing venues. Beyond Formula One, Silverstone has evolved into a major technology and engineering hub, attracting leading automotive and advanced engineering businesses to the area.

Excellent transport links further enhance the appeal of the location. Mainline rail services from nearby Banbury and Milton Keynes provide direct routes to London Marylebone and London Euston respectively, making commuting highly practical. The A43, M40 and M1 are all readily accessible, offering superb road connectivity across the country.

The surrounding countryside is renowned for its beautiful walks, riding routes and ancient woodland, including the historic remnants of Whittlewood Forest. The area also offers excellent sporting and leisure facilities, with golf courses, equestrian centres, rugby clubs and country pursuits all close at hand.

Combining architectural heritage, outstanding amenities and exceptional connectivity, Syresham offers a rare balance of peaceful village living and modern convenience in one of the most sought-after parts of the Midlands.





Ground Floor

Entrance Hall
Cloakroom/WC
Drawing Room
Study
Sitting Room
Games Room
Cinema Room
Wine Cellar
Open Plan Kitchen/Dining Room
Utility Room
Boot Room
Guest Cloakroom/WC

First Floor

Principal Bedroom Suite with Dressing Room and two En Suite's
Bedroom Two with En Suite
Bedroom Three with En Suite
Bedroom Four with En Suite
Bedroom Five
Bedroom Six
Family Bathroom
Bedroom Seven / Guest Suite

Outside

Gated Entrance
Courtyard Setting
Extensive Walled Gardens
Large Lawned Gardens to Side and Rear
Heated Resistance Swimming Pool
Entertaining Terrace
Detached Gym Complex
Plant Room & Stores
Five Bay Car Port
Additional Garaging & Outbuildings
Extensive Private Parking





