

Barton Road

Barton Seagrave NN15 6RZ



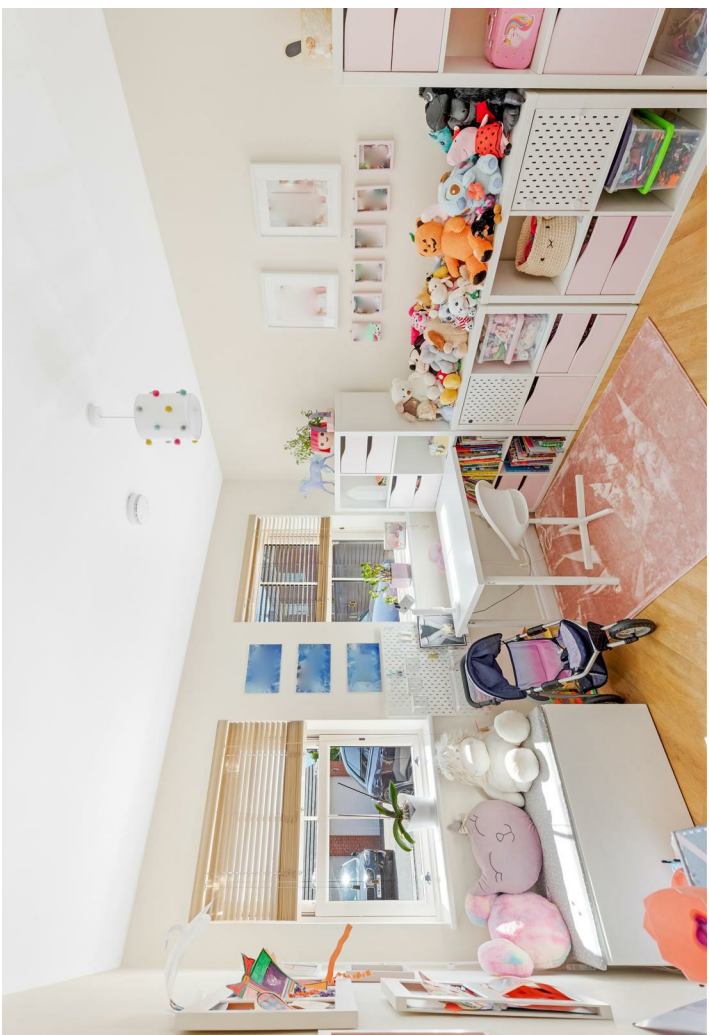
EXPERIENCE EXCELLENCE



This truly exceptional seven-bedroom detached family residence is situated within an exclusive gated estate in the highly desirable village of Barton Seagrave. Set well back from the road and accessed via secure electric gates, this beautifully presented home combines modern luxury with generous living spaces throughout — a true must-see. The property boasts expansive and versatile accommodation across three floors, including three adaptable reception rooms, a fully integrated kitchen/dining room with central island, a practical utility room, guest WC, seven double bedrooms, a dressing room, four ensuite shower rooms, a stylish family bathroom, and an additional second-floor shower room. Electric gates open to reveal a private estate set back from the main road. To the front, the property benefits from ample off-road parking on a smartly laid block-paved driveway, leading to a fully functional double garage with power and lighting. The rear garden is equally impressive, landscaped and fully enclosed by timber fencing. It offers a combination of paved patio and lawn areas — ideal for garden furniture. There is also a charming summer house and a covered seating area, perfect for relaxing outdoors during warmer months.

Barton Seagrave is a popular and well-connected village offering a range of local amenities. These include a convenience store on Gatch Road, a post office, a petrol station on the edge of the village, and a welcoming pub, The Stirrup Cup. The village also benefits from a community centre, the Masque Theatre, and a newly developed village hall located within the Redrow estate. Kettering and Corby town centres are just a short drive away, offering extensive retail, leisure and dining options as well as direct train services to London — ideal for commuters.







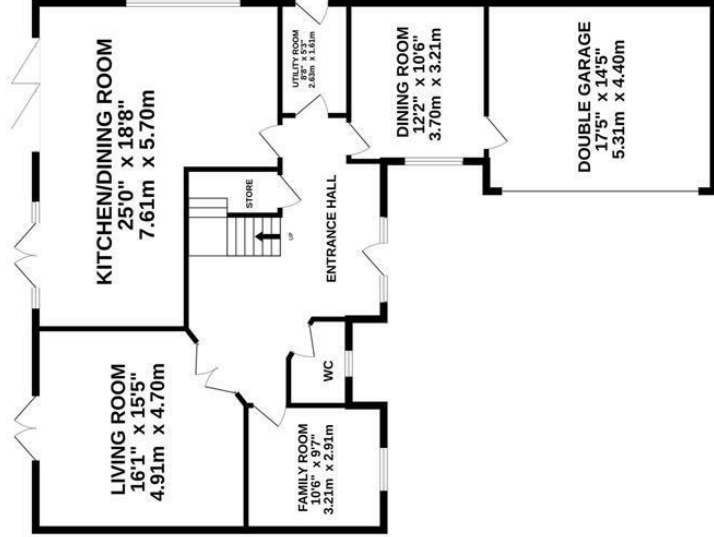
Upon entry, you are welcomed into a spacious entrance hallway that provides access to all the principal ground floor rooms. To the left, you'll find the guest WC, a versatile study (currently used as a playroom), and a generous living room with ample space for furniture and patio doors that open out onto the rear garden — flooding the space with natural light. The heart of the home is the open-plan kitchen/dining room, perfectly designed for modern family life. The kitchen features a contemporary suite with a range of sleek cabinetry and integrated appliances, including two ovens, an induction hob with extractor, a dishwasher, fridge-freezer, and a wine cooler. The central island offers additional preparation space, storage, and informal seating. There is also space for a dining table or living furniture, making it a truly multifunctional space. Further appliances, such as a washing machine and tumble dryer, are housed separately in the adjoining utility room. Double doors and bi-folding doors create a seamless indoor-outdoor flow — ideal for summer entertaining. To the front of the property, the formal dining room is currently arranged as a snug/games room and includes an internal door providing direct access to the double garage.



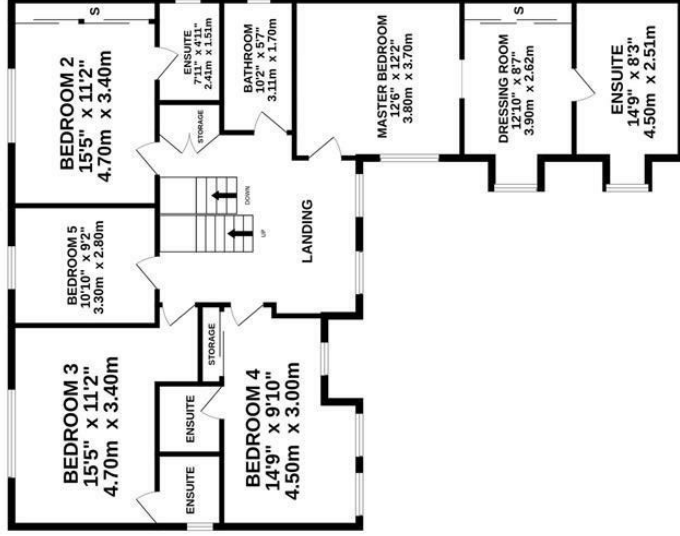
The first floor hosts five spacious double bedrooms, each beautifully presented. The master bedroom is a standout feature, with inset spot lighting and an opening into a dedicated dressing room, fully fitted with wardrobes and drawer units. This in turn leads to a private ensuite shower room, comprising a double shower cubicle, low-level WC, and vanity wash hand basin with under-sink storage. Three further bedrooms on this floor also benefit from their own ensuite shower rooms, offering convenience and privacy for family members or guests. Completing the first floor is a generous family bathroom, fitted with a modern four-piece suite including a bath, separate shower cubicle, low-level WC, and wash hand basin. Rising to the second floor, you will find two further impressively sized double bedrooms and an additional three-piece shower room. This top floor offers the perfect retreat for older children, guests, or even as a private office suite — offering flexible accommodation to suit a range of needs.



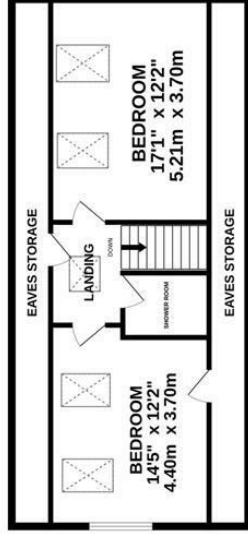
GROUND FLOOR
1405 sq.ft. (130.6 sq.m.) approx.



1ST FLOOR
1374 sq.ft. (127.7 sq.m.) approx.



2ND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



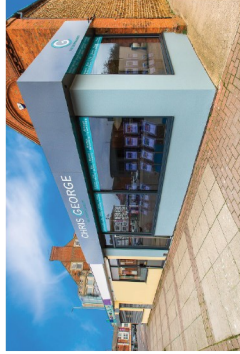
TOTAL FLOOR AREA : 3511 sq.ft. (326.2 sq.m.) approx.

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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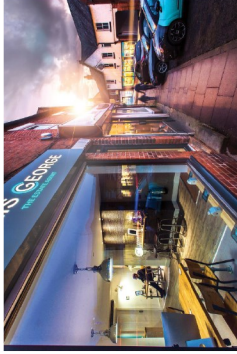
Kettering

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Rothwell

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Thrapston

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC