



2 Steele Way
Geddington, NN14 1FH



Simpson & Partners

Nestled on the outskirts of the charming village of Geddington, this exquisite stone-built five-bedroom detached property offers approximately 2700 sqft of luxurious living space. Situated on a generous plot of approximately 0.21 acres, this home boasts off-road parking and a double garage for convenience.

The residence features modern amenities including double glazing, radiator central heating, and a beautifully crafted luxury bespoke kitchen that seamlessly flows into a 17' family room and snug. The 27' sitting room showcases a striking fireplace with a cozy log burner, perfect for gatherings and relaxation.

The master bedroom, measuring 15', comes complete with fitted wardrobes and a lavish en-suite shower room, while the second and third bedrooms, sized at 14' and 16' respectively, also offer fitted wardrobes and en-suite facilities. Two additional bedrooms and a luxury family shower room provide ample space for family and guests.

Outside, the property boasts ample off-road parking, a double garage, and a superb landscaped rear garden, ideal for outdoor entertaining and leisure. This home presents a rare opportunity to enjoy countryside living with all the comforts of modern luxury.



Offers In Excess Of £750,000



GROUND FLOOR
1434 sq.ft. (133.3 sq.m.) approx.

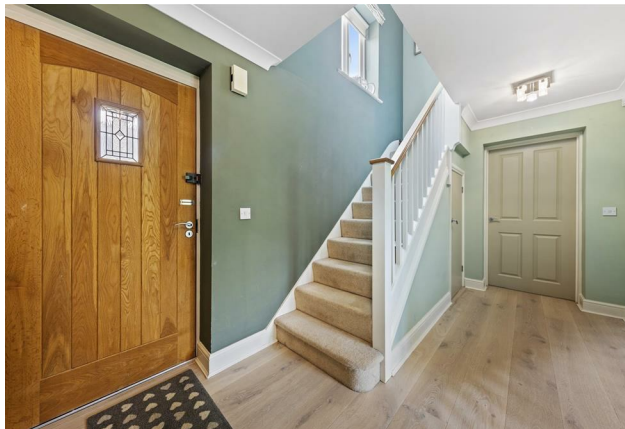


1ST FLOOR
1273 sq.ft. (118.2 sq.m.) approx.



TOTAL FLOOR AREA : 2707 sq.ft. (251.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	
(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	



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