



4 Mawsley Lodge  
Mawsley, NN14 1SW



## 4 Mawsley Lodge

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## About the Property

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Upon entering through the welcoming entrance hall, you'll discover a sophisticated layout beginning with a luxury downstairs WC featuring distinctive snakeskin wallpaper. The impressive 22' living room serves as a central gathering space, enhanced by an elegant feature fireplace and French doors that open seamlessly onto the Westerly facing garden. Adjacent is a comfortable 14' family room, perfect for relaxation or entertainment.

The heart of this home is undoubtedly the spectacular 21' x 19' kitchen/dining/family room, where luxury meets functionality. This remarkable space showcases high end built in and integrated appliances, granite work surfaces, and a partially vaulted ceiling that creates an airy, expansive atmosphere. French doors connect this culinary haven directly to the garden, while a separate utility room offers practical convenience.

The first floor accommodates three double bedrooms, including bedroom one with built-in wardrobes and access to a luxury fitted bathroom featuring a separate shower cubicle. Two additional double bedrooms on this level both benefit from built in wardrobes, with a second luxury family bathroom completing the floor.

Ascending to the second floor reveals two further double bedrooms and a well appointed shower room, providing ideal spaces for family members or guests.

There is off road parking for several cars and a double garage.

An internal viewing is essential to truly appreciate the exceptional quality and thoughtful design of this remarkable family residence a home that seamlessly combines luxury, comfort and practical living.

**Price £925,000**







Entrance Hall:  
Downstairs WC:  
Living Room:  
Family Room:  
Kitchen/Dining/Family Room:  
Utility Room:  
First Floor Landing:  
Bedroom 1:  
En-Suite Bathroom:  
Bedroom 2:  
Bedroom 3:  
Family Bathroom:  
Second Floor:  
Bedroom 4:  
Bedroom 5:  
Shower Room:  
Front Garden:











Landscaped Rear Garden














### Energy Efficiency Rating

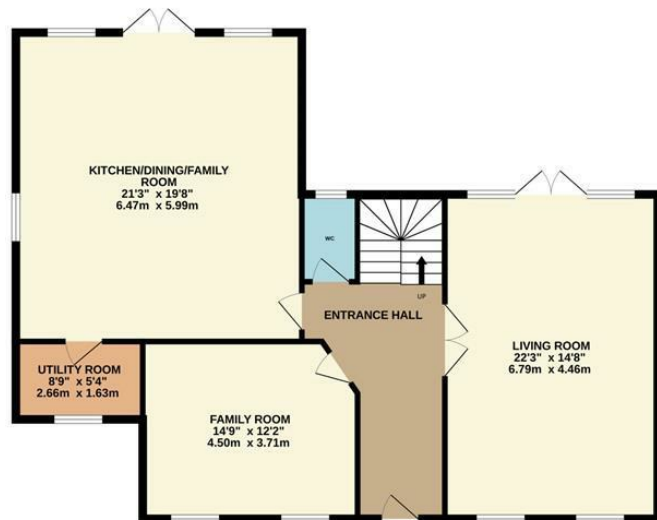
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



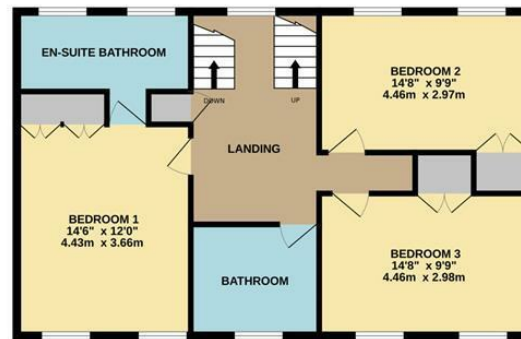
Simpson & Partners



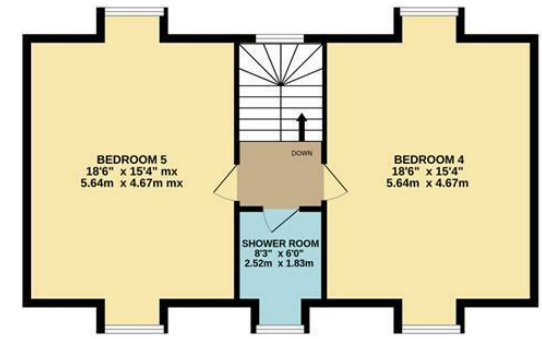
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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