

75 Glebe Road  
Mears Ashby  
NN6 0DL

£1,150,000



OSCAR JAMES

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# WHAT'S GREAT?

## \*\* Agricultural tie:

Christmas Farm is subject to an Agricultural Occupancy Condition (AOC), which states that the 'the occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined in Section 290(i) of the Town and Country Planning Act 1971), or in forestry, or a widow or widower of such a person and to any resident dependants'. \*\*

The property offers well presented accommodation over two floors and provides in excess of 3500 sq. ft. of living accommodation and was constructed in 2007.

The total plot is just over 14 acres and is accessed via a long private driveway and is set back from the main road providing a high level of privacy.

The house provides spacious accommodation which comprises; entrance hall, large lounge, formal dining room, sociable kitchen - family - dining room, study, utility room and

two ground floor WC's.

On the first floor expect to find five double bedrooms, two of which have en-suite facilities and the family bathroom.

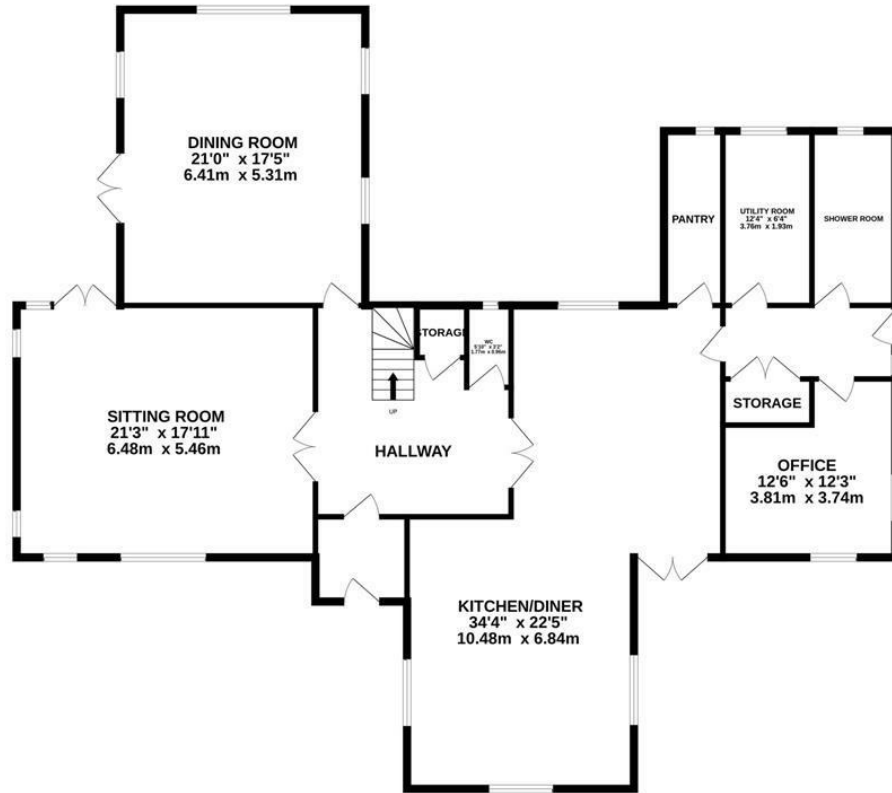
## Outside

To the front of the property there is a large driveway providing off road parking for several cars and to the side and rear are the gardens and land.

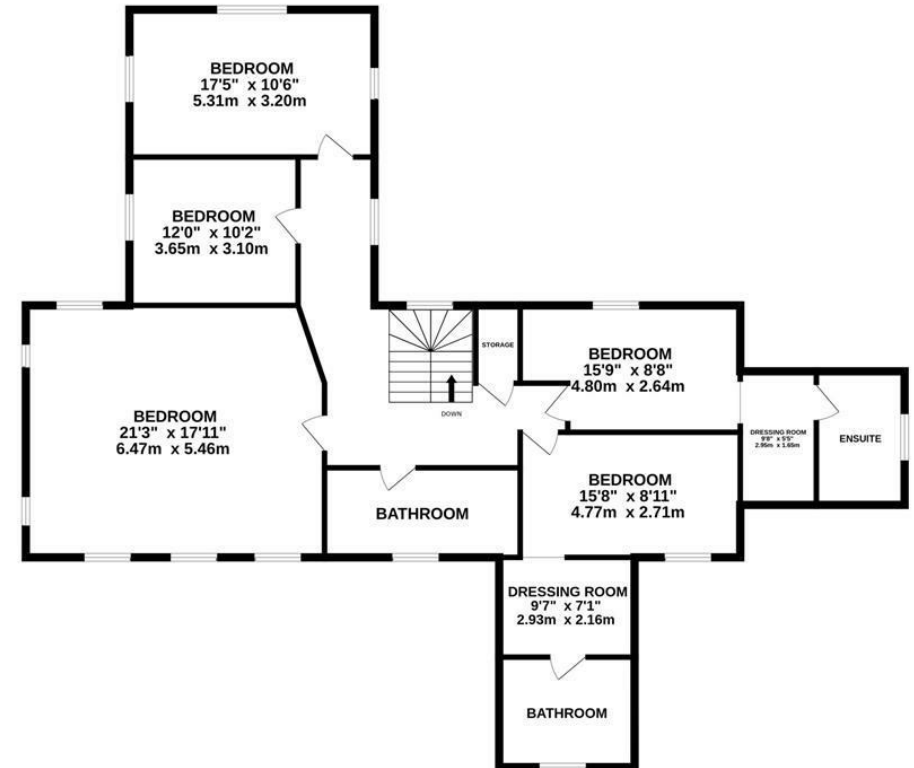
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# Floor Plan

GROUND FLOOR  
1975 sq.ft. (183.5 sq.m.) approx.



1ST FLOOR  
1531 sq.ft. (142.2 sq.m.) approx.



TOTAL FLOOR AREA : 3506 sq.ft. (325.7 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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## AT A GLANCE...



Four generous reception rooms



Spacious kitchen and family accomodation



Five double bedrooms



Bathroom, two ensuites, cloakroom & downstairs shower room



Approx 14 acres of land



Private drive leading to extensive parking









# SELLER'S SECRET



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