

22 Fox Covert Drive
Road
NN7 2LL

Offers in excess of £975,000



OSCAR JAMES

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WHAT'S GREAT?

CHECK OUT OUR VIDEO TOUR BELOW!

Oscar James are proud to present to the market this exquisite, unique family home situated in the highly desirable village of Roade. This is a fine example of charm, character and modern living throughout. The impressive, beautifully landscaped grounds span across approx. one acre and wrap around the entire property giving seclusion and tranquillity.

The moment you enter this home the imposing hallway boasts a bespoke oak staircase and these stunning accents continue through the entire property. The lounge is a wonderful size and has a fitted log burner. This flows perfectly into the large sunroom which benefits from sliding patio doors out to the garden creating an extremely open airy space however, there are double doors to give you the option to create two cosy separate reception rooms during the winter months. There is a separate dining room leading through to the beautifully refitted kitchen with a contemporary shaker style finish. Further features include a large island, a peninsula breakfast area, stunning lantern skylight and views over the peaceful pond. The ground floor also consists of a utility room, shower room, additional reception room, ample storage, cloakroom plus an inner hall leading to both the double garage and stairs up to the

converted spacious loft room.

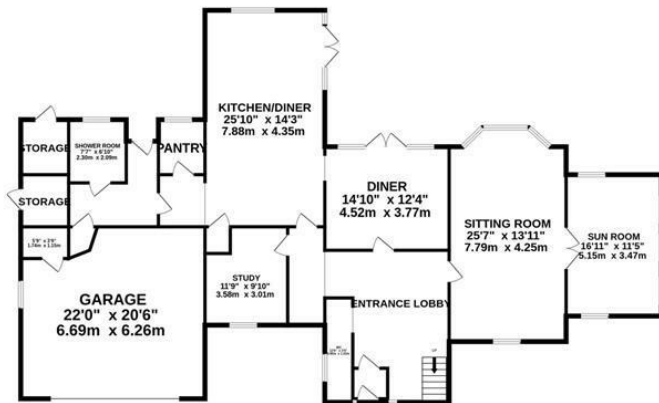
The first floor landing is simply stunning with its unique space on offer and here you will find three double bedrooms all benefitting from built in wardrobes. The master features a gorgeous four piece ensuite whilst there is a three piece suite in the family bathroom plus a separate W.C. The additional oak staircase gives access to the second floor comprising a double bedroom, four piece bathroom, walk in wardrobe & its very own living area. This versatile space is ideal for multi generational living.

The outside speaks for itself the gardens are vast & secluded surrounding the entire property and completely wowed us. There is ample off road parking and

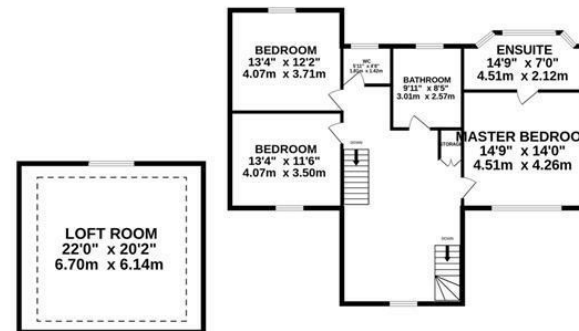
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Floor Plan

GROUND FLOOR
2247 sq.ft. (208.8 sq.m.) approx.



1ST FLOOR
1502 sq.ft. (139.5 sq.m.) approx.



2ND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



MEASUREMENTS INCLUDING GARAGE

TOTAL FLOOR AREA : 3832sq.ft. (356.0 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...



Generous living throughout with multiple reception rooms



Contemporary shaker style refitted kitchen



Four double bedrooms



Four Bathrooms & Downstairs Cloakroom



Approx. One acre of beautifully landscaped gardens surrounding this home



Ample off road parking on gated driveway plus double garage with electric door access





SELLER'S SECRET

I have enjoyed modernising my home along with keep the character features throughout. This home was built in the 60's and has only had two owners. Its such an impressive plot which you just don't see often.



Why we like it....

The landscaped grounds are definitely our favourite feature if this home its such a unique plot with so much on offer. The location is wonderful in such a lovely Village. The accommodation throughout is incredible in size and we love that all main reception rooms have patio doors truly bringing the outside in.

To buy or not to buy....

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