

11 Yew Tree Lane  
Spratton  
NN6 8HL

Offers in excess of £775,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

\*\*\*CHECK OUT OUR VIDEO TOUR BELOW!\*\*\*

Oscar James are delighted to welcome to the market this exquisite, stone built detached comprising five bedrooms and is situated in the picturesque village of Spratton. Hosting a wealth of character features yet boasts contemporary modern living throughout it perfectly lends itself to the charm of this historic village. Set over three floors and spans across approx. just over 3000 sq ft whilst also having the added benefit of a separate annexe. The sweeping countryside views to the rear and the stunning church to the front complete this idyllic property.

The ground floor accommodation comprises a lovely size lounge featuring a log burner, a brilliant addition of a conservatory plus a large further reception room currently utilised as home office. Continuing through the ground floor you have a spacious kitchen/diner which has been refitted and finished to a high specification plus a separate utility/boot room. This area gives you access down to the double garage plus stairs rise to the separate annexe comprising a generous studio room, kitchen & bathroom. The feature windows within the annexe are simply stunning.

To the first floor of the main residence are four bedrooms and two family bathrooms all in modern condition throughout.

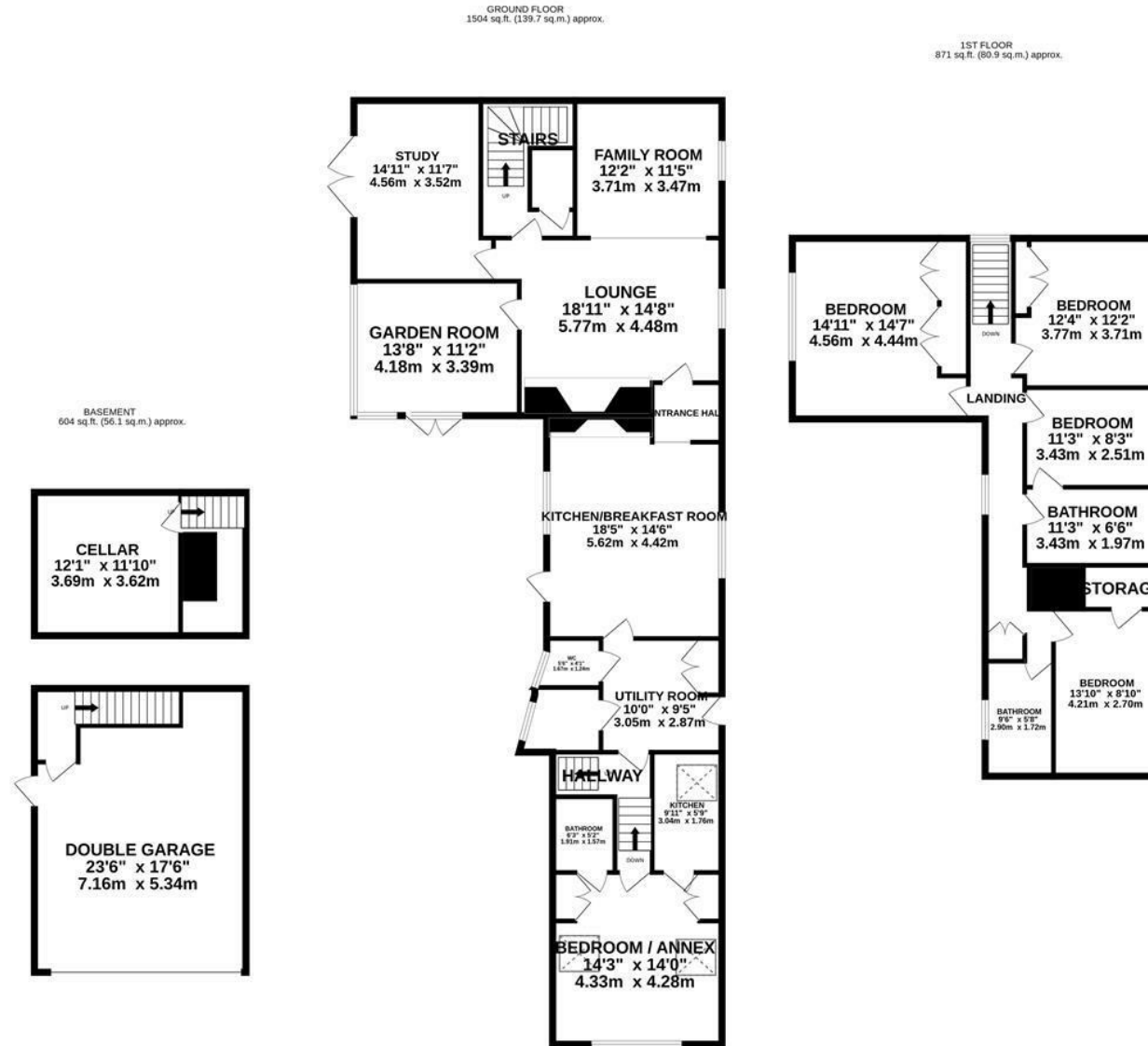
Externally the extensive rear grounds are accompanied by the gorgeous scenic views. The well stocked mature borders create a tranquil and peaceful setting. There is plenty of off road parking with the driveway leading to the double garage.

To conclude additional benefits include a large cellar, downstairs cloakroom & a working well. This location is sought after and has excellent schooling for the family. This beautiful home is not to be missed and we urge a viewing at your earliest convenience.

...expect excellence



# Floor Plan



TOTAL FLOOR AREA: 2979 sq.ft. (276.7 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.

Made with Metropix ©2024



## AT A GLANCE...



Approx. 3000 sq ft of accommodation spread across three floors



Bespoke refitted kitchen featuring an Aga oven



Five Bedrooms



Three modern bathrooms plus downstairs cloakroom



Stunning extensive rear garden with scenic countryside views



Off road parking & double garage









# SELLER'S SECRET

We fell in love with our home the minute we first viewed. The Annexe has become a really good investment for us but is great for multigenerational living also.



## Why we like it....

We love the charm of original features bursting through this home. The current owners have modernised whilst still retaining the character throughout. The space is brilliant and the generous plot and gardens are truly unique!

To buy or not to buy....

# OSCAR JAMES

336 Wellingborough Road | Northampton |  
NN1 4ES  
01604 622722  
[www.oscar-james.com](http://www.oscar-james.com)

---

---

---

---

---