

Rookery View
13 Long Breech
Mawsley
Northamptonshire
NN14 1TR

£799,995 guide price



OSCAR JAMES

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WHAT'S GREAT?

The ultimate home for multiple generations of a family! This unique and highly improved property offers so much both internally and externally, with not one but TWO annexes! We are absolutely delighted and honoured to represent the current and only owners of this stunning home in their sale.

The key features in addition the original FIVE bedroom home include a completely self sufficient, wheel chair friendly bungalow to one side which is inter connected to the main house but benefits from its own separate entrance enabling separate or shared living depending on preference. A further annexe, separate to the main residence would make a fantastic teenagers retreat or home office.

In brief a full description of this prospect is as follows:

Main house "Rookery View": Incredible hallway with sweeping staircase to the first floor, storage cupboard, cloakroom, dining room, play room/snug, home office/bedroom six, huge lounge with feature fireplace, kitchen/diner, utility room. First floor accommodation consists of five superb bedrooms, master and second benefit from refitted ensuites, a Jack & Jill

refitted four piece family bathroom services bedroom three and the others.

Bungalow "Rookery Corner": Stunning in presentation with lounge, kitchen, shower room and double bedroom with glazed balcony to the rear overlooking the main garden.

Annexe "Rookery Rest": Kitchen with built in microwave oven & fridge, shower room and living/bedroom space to the first floor.

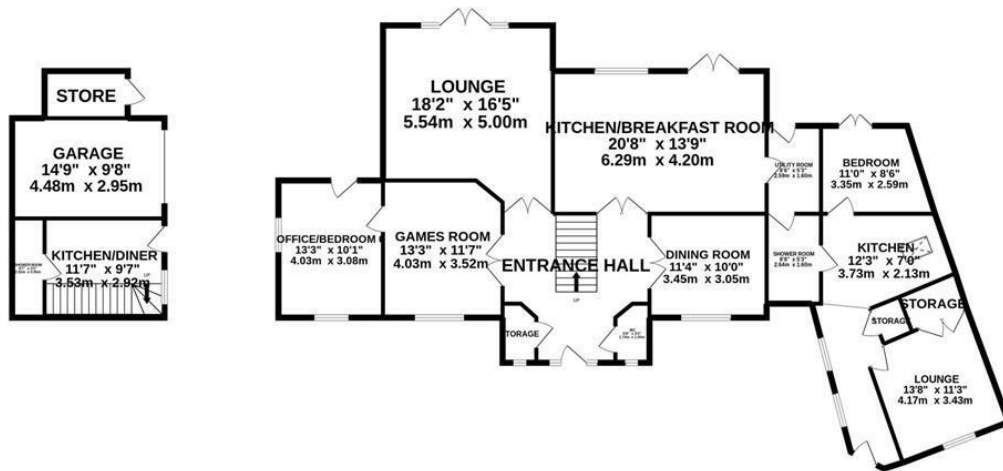
Important additional notes: Each dwelling has individual Hive controlled heating, spot lights to many areas, full UPVC double glazing, electric, remote controlled garage door and entrance gates with floor sensors, electric car/mobility scooter charging points.

The grounds are very imposing, the entrance gates lead into a huge drive space providing plenty of off road parking, the garden to the rear is beautifully kept, laid to lawn with decking, play and patio areas and far reaching views over countryside

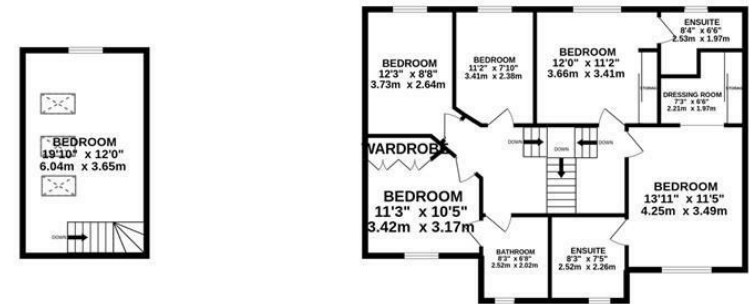
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Floor Plan

GROUND FLOOR
1965 sq.ft. (182.6 sq.m.) approx.



1ST FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



TOTAL FLOOR AREA : 3152 sq.ft. (292.9 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 reception rooms to main home



Large kitchen/diner to main house, new kitchens to annexes



Five/six bedrooms to main home plus annexe bedrooms



All bathroom and shower rooms refitted



Stunning garden



Garage and off road parking for numerous vehicles





SELLER'S SECRET

We had to wait for some time before we moved into Long Breech having reserved the plot the moment it became available, we couldn't miss it and have been so pleased we did. Our family have grown up here and it has suited us perfectly with plenty of space for the different ages of our children. It will be a huge wrench to sell and move but the time is now right for us to take the big step. We are very proud of all the things we have done and hope the new owners enjoy it as much as we have.



Why we like it....

This is without a doubt one of the best homes in Mawsley and offers so much, we love it! Three homes in one, which Rookery would suit you?! Viewing is a must if you are serious about moving here and you think the space could work. call us without delay, we cannot wait to show you around this exceptional property.

To buy or not to buy....

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