

Measures House  
Cranford Road  
Grafton Underwood  
NN14 3AA

£825,000 offers in excess of



OSCAR JAMES

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# WHAT'S GREAT?

\*\*\*Check out our video tour\*\*\*

We are delighted to represent the owner of this imposing stone property with an incredible plot situated in the most idyllic village of Grafton Underwood which is steeped in character, charm and history.

The property is situated off the main high street of Grafton and benefits from fields behind making it extremely secluded and very peaceful.

Benefiting from a double detached garage and off road parking to the front and an enormous garden with additional small field/paddock to the side this property must be viewed to be appreciated.

Internally the accommodation is very generous, firstly the welcoming and large hallway leads through to a formal lounge with feature fireplace and wood burner, expect also to find a dining room, conservatory/sun room with views over the garden, study, play room, cloakroom, utility

room and generous kitchen/breakfast room on the ground floor.

To the first floor the bedrooms are of a great size, bright and airy, with two of which benefiting from ensuite shower rooms, the master also has a dressing room, a family bathroom completes this floor.

Throughout the property there are numerous storage cupboards both on the ground floor and first, the property has also been redecorated as well as new flooring being laid in most areas.

Outside the grounds as mentioned are vast, the garden to the rear has in excess of twenty fruit trees, other established trees and shrubs, plenty of lawn, a pond and the paddock space could be perfect for chickens or a vegetable patch.

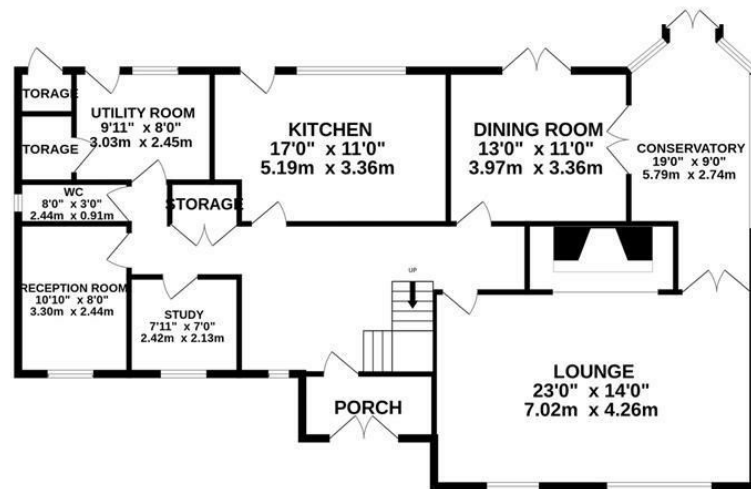
Call sole selling agents Oscar James Kettering to make arrangements to view this wonderful prospect.

AGENT NOTE: the outline plan is for approximate, illustration purposes only, it is not to exact scale.

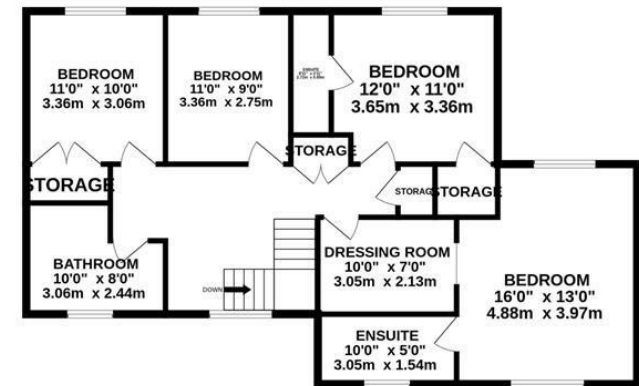
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# Floor Plan

GROUND FLOOR  
1722 sq.ft. (160.0 sq.m.) approx.



1ST FLOOR  
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 2689 sq.ft. (249.8 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...

-  Five reception rooms
-  Modern fitted kitchen and utility room
-  Four bedrooms
-  Family bathroom, two ensuites and cloakroom
-  Incredible garden space
-  Double garage and off road parking





# SELLER'S SECRET

As our family home for over thirty years the time is right to sell. Without a doubt there have been many memories made here, hopefully the new owners will do the same.



## Why we like it....

This property has everything, size, location and is offered to market with no chain making things as straight forward as possible. We cannot wait to show interested parties around, do call us as soon as possible.

To buy or not to buy....

# OSCAR JAMES

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