



8, Coles Close Main Street,
Little Harrowden, NN9 5DD

OSCAR JAMES

Guide Price £1,100,000

ESTATE AGENTS

The Property in Brief...

This stunning, stone built, barn style property offers epic proportions with accommodation over three floors and a simply gorgeous internal finish. Offering 4170 sq. ft. of internal living space. An absolute must view home.

Built by locally renowned, award winning builders Seagrave Developments in 2020 and forming part of an exclusive gated farmyard style setting, this fabulous home does not disappoint.

The internal accommodation comprises; stunning entrance hall, large lounge, huge kitchen family room, games room / second reception room, utility room and ground floor WC.

On the first floor expect to find three huge double bedrooms, all with ensuite bathrooms and each with built in wardrobes. The master bedroom also boasts a large, beautifully fitted dressing room.

On the second floor there are two further double bedrooms both with ensuite bathrooms.

Outside there is a generous wrap around garden with stunning field views and a large terrace with the addition of a recently constructed pagola and seating area overlooking the field adjacent, making the most of the sunny aspect and countryside views.

To the front there is a substantial driveway which leads to a double garage.

The high specification to this house includes; under floor heating to the ground floor, electric car charging point, timber windows, luxury kitchen with central island and a host of integrated appliances and Quooker instant hot water tap, tiled floor to the entrance hall, kitchen, utility room and WC, luxury sanitary ware in the bathrooms, deep skirting and cornicing, bi-folding doors, slate roof & electrically operated garage doors.

The quality of the accommodation and the convenient yet semi rural setting make this an incredibly desirable property. For more information or to arrange your viewing contact Oscar James today.



Dimensions

Lounge
20'10" x 15'2" (6.35 x 4.62)

Kitchen
33'1" x 15'1" (10.08 x 4.60)

Games Room
15'0" x 12'5" (4.57 x 3.78)

Utility Room
10'0" x 10'0" (3.05 x 3.05)

WC
6'0" x 6'0" (1.83 x 1.83)

Bedroom 1
20'4" x 19'4" (6.20 x 5.89)

Dressing Room
12'5" x 11'5" (3.78 x 3.48)

Ensuite
12'5" x 11'5" (3.78 x 3.48)

Bedroom 2
18'11" x 14'6" max (5.77 x 4.42 max)

Ensuite
9'2" x 7'8" (2.79 x 2.34)

Bedroom 3
21'0" x 15'0" (6.40 x 4.57)

Ensuite
9'0" x 7'0" (2.74 x 2.13)

Bedroom 4
20'5" x 19'6" (6.22 x 5.94)

Ensuite
5'6" x 12'5" (1.68 x 3.78)

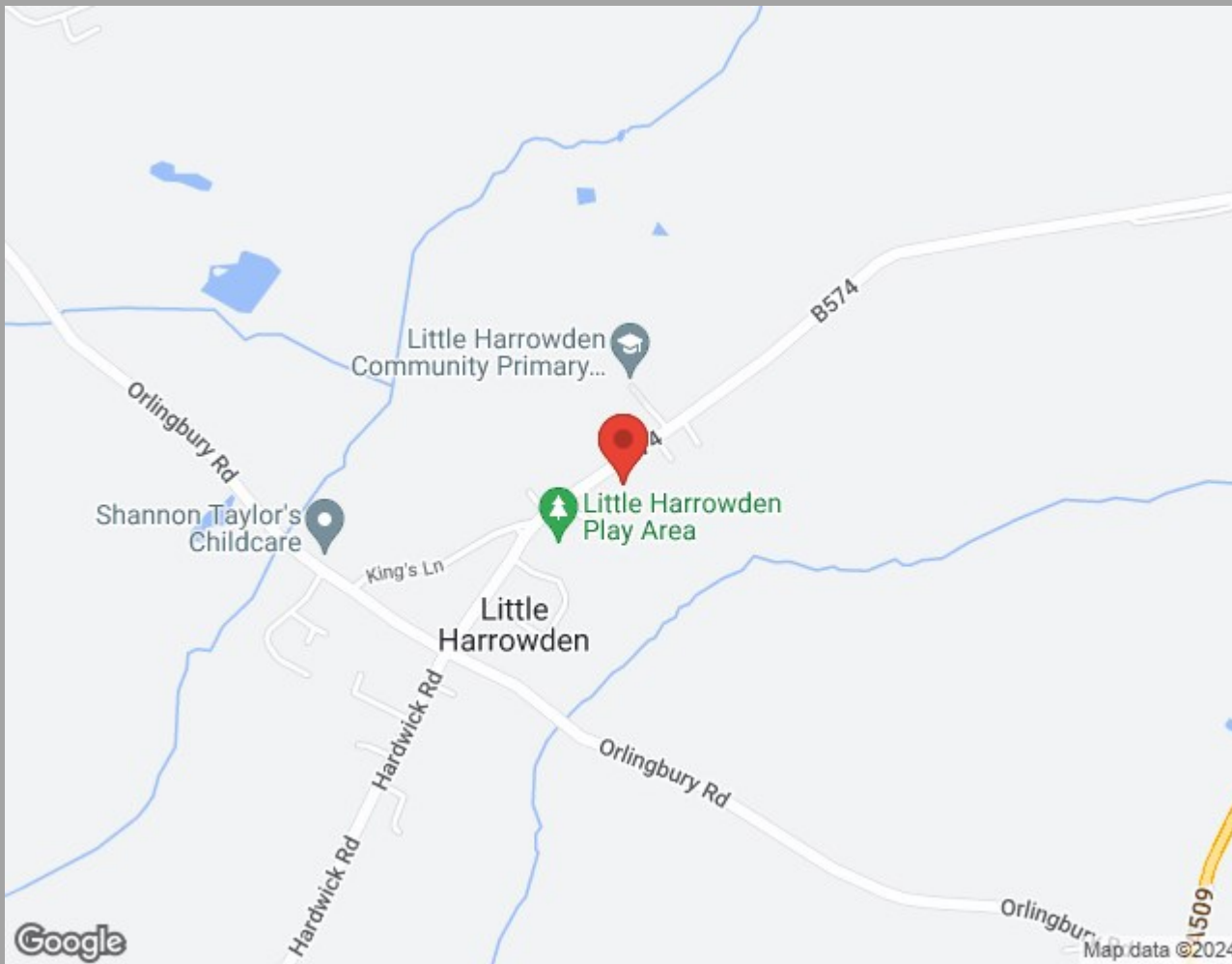
Bedroom 5
20'5" x 19'6" (6.22 x 5.94)

Ensuite
12'5" x 5'6" (3.78 x 1.68)



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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