

The Barn  
South Kilworth Road  
Welford  
Northampton  
NN6 6HH

£950,000



OSCAR JAMES

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# WHAT'S GREAT?

Oscar James are proud to showcase this stunning high specification barn conversion just outside the popular village of Welford and surrounded by beautiful Northamptonshire countryside. The property has been created to the highest of standards with attention to detail and not only in design but also in the quality of the finish and efficiency.

The spacious accommodation spans over two floors and benefits from a modern open plan design to many areas along with the benefit to having flexibility of use to many of the rooms. You enter the property via a light and airy high vaulted entrance hall with an abundance of natural light supplied by the sliding bi-fold doors and large picture windows, the open plan design continues through to the hub of the home, the bespoke kitchen/dining/ family room with central peninsula island including granite worktop and a range of high quality built-in appliances, ample dining and entertaining space not to mention the individually designed staircase leading to the master suite.

The ground floor continues with a well proportioned living room with feature log burner fireplace, utility room featuring boiler room, modern contemporary shower room and three double bedrooms.

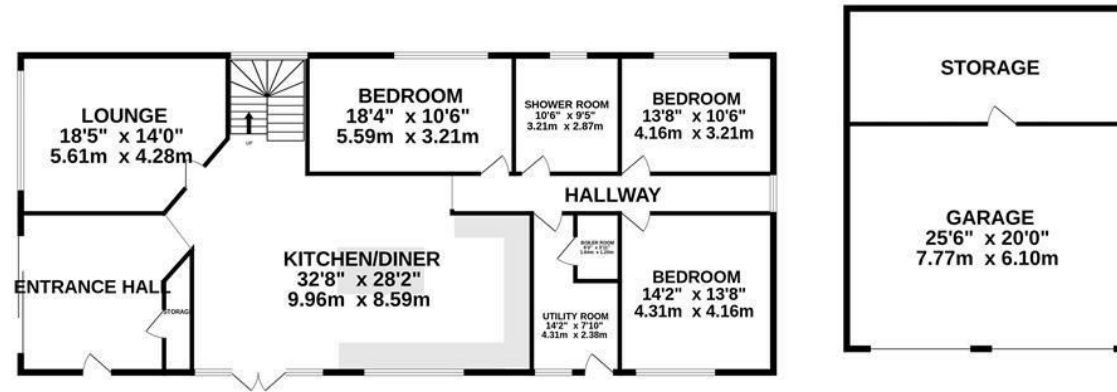
The master suite boasts fabulous double aspect countryside views and feature two walk-in wardrobes and a modern bathroom ensuite.

Outside the property you will find a sweeping driveway leading to the double garage with double width providing potential for parking 4 cars, there is off road parking for a number of vehicles. The side garden has been beautifully landscaped featuring an extensive patio area that is ideal for outdoor entertaining. The 0.8 acre plot is predominantly laid to lawn with a host of established trees and offering a good degree of privacy.

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# Floor Plan

GROUND FLOOR  
2658 sq.ft. (246.9 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 3289 sq.ft. (305.6 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...



Well proportioned living room with feature log burner fireplace



State of the art kitchen/dining /family room with peninsula island and a range of high specification built in appliances



Four double bedrooms, the master suite with two walk in wardrobes and ensuite bathroom



Modern ground floor shower room and ensuite bathroom to the master suite



Plot measuring approximately 0.8 acres



Sweeping driveway with access to the double width double length garage









# SELLER'S SECRET

This property has been designed and finished to a very high standard emphasising the need for efficiency and quality. We have tried to leave no stone unturned and wanted to create a layout that is desired and able to be used by a wide range of buyers.



## Why we like it....

This truly stunning home has so much to offer and certainly has the real WOW factor in so many ways. the idyllic location surrounded by rolling Northamptonshire countryside and then the attention to detail in creating this fantastic barn conversion.

To buy or not to buy....

# OSCAR JAMES

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