

The Folly,  
Chelveston Road  
Stanwick  
Wellingborough  
NN9 6PU

£1,200,000



OSCAR JAMES

...expect excellence



## WHAT'S GREAT?

Located on Chelveston Road in the charming village of Stanwick, this exceptional detached house presents an outstanding opportunity for family living. With six spacious bedrooms and four well-appointed bathrooms, this residence is designed to accommodate the needs of modern families while offering a touch of luxury.

As you enter, you are greeted by a welcoming atmosphere that flows seamlessly through five generous reception rooms. The dual aspect sitting room, featuring a characterful brick fireplace, serves as a perfect retreat for relaxation. French doors lead to a delightful courtyard patio, enhancing the connection between indoor and outdoor spaces. The dining room, with its warm décor and rustic wooden flooring, is ideal for hosting memorable meals, while the study provides a tranquil workspace.

The heart of the home is undoubtedly the stunning kitchen/breakfast room, which combines functionality with elegance. Fitted with cream cabinets and solid wood worktops, it boasts integrated appliances, including a gas range cooker and a breakfast bar for casual dining.

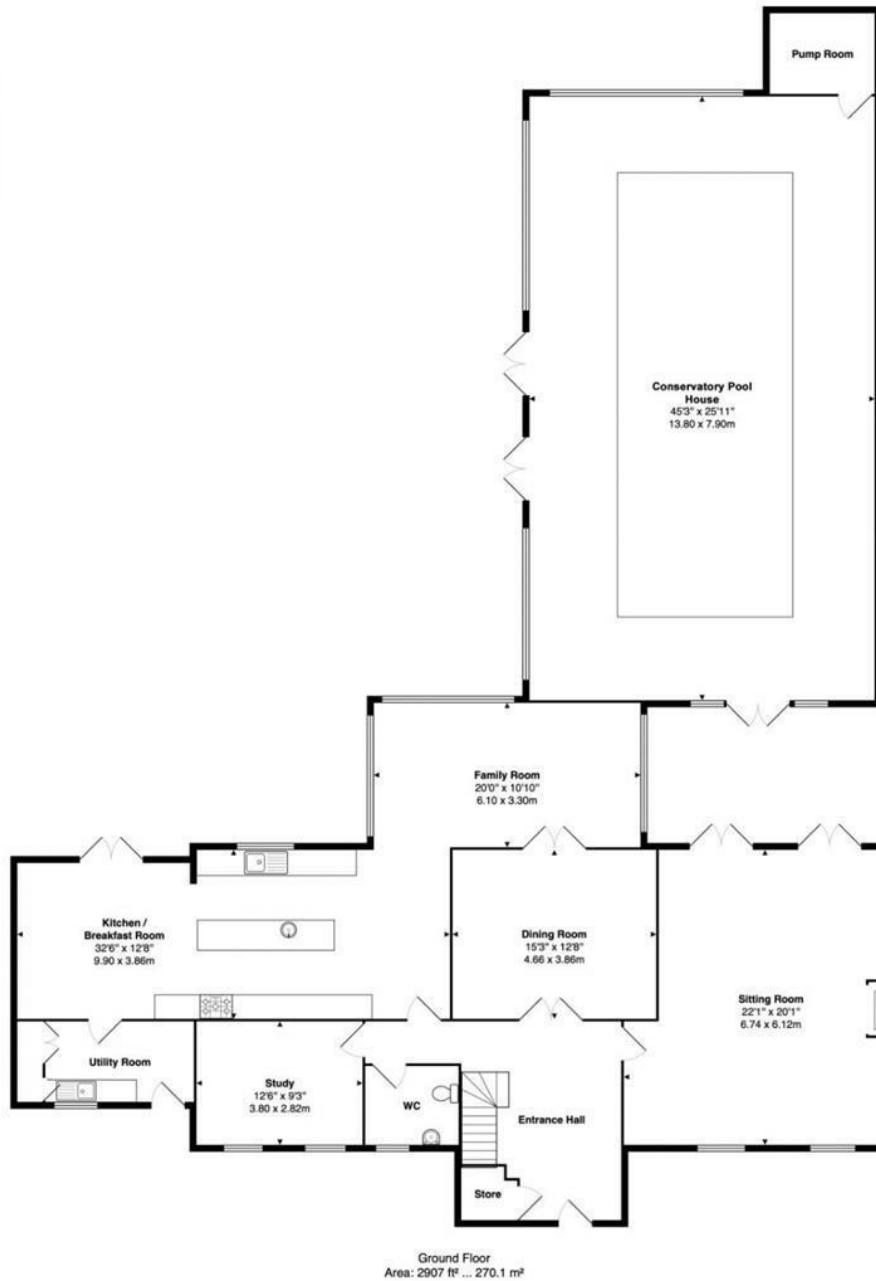
The adjoining family room is designed for both entertaining and family gatherings, with ample natural light creating an inviting ambiance.

Outside, the property is set behind private electric gates, leading to an expansive gravel driveway and a detached double garage. The beautifully manicured gardens are a true highlight, offering a south-facing lawn that overlooks open countryside. This outdoor space is perfect for al-fresco dining, family barbecues, or simply enjoying the tranquillity of nature.

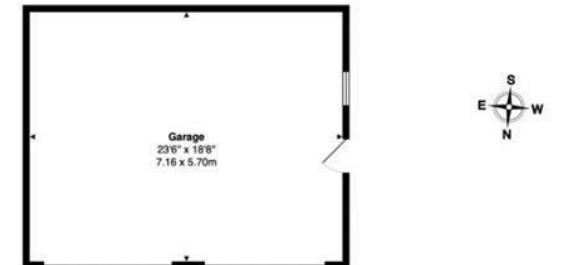
The crowning feature of this remarkable home is the conservatory pool enclosure, housing a heated swimming pool that promises year-round enjoyment. With its idyllic setting and versatile spaces, this property is a rare find, ideal for those seeking a luxurious family lifestyle in a picturesque location.

...expect excellence

# Floor Plan



Total Area: 4888 ft<sup>2</sup> ... 454.1 m<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only





## AT A GLANCE...



Five Reception Rooms & Two Loft Joining Rooms



Open Kitchen/Diner & Utility Rooms



Five Bedrooms



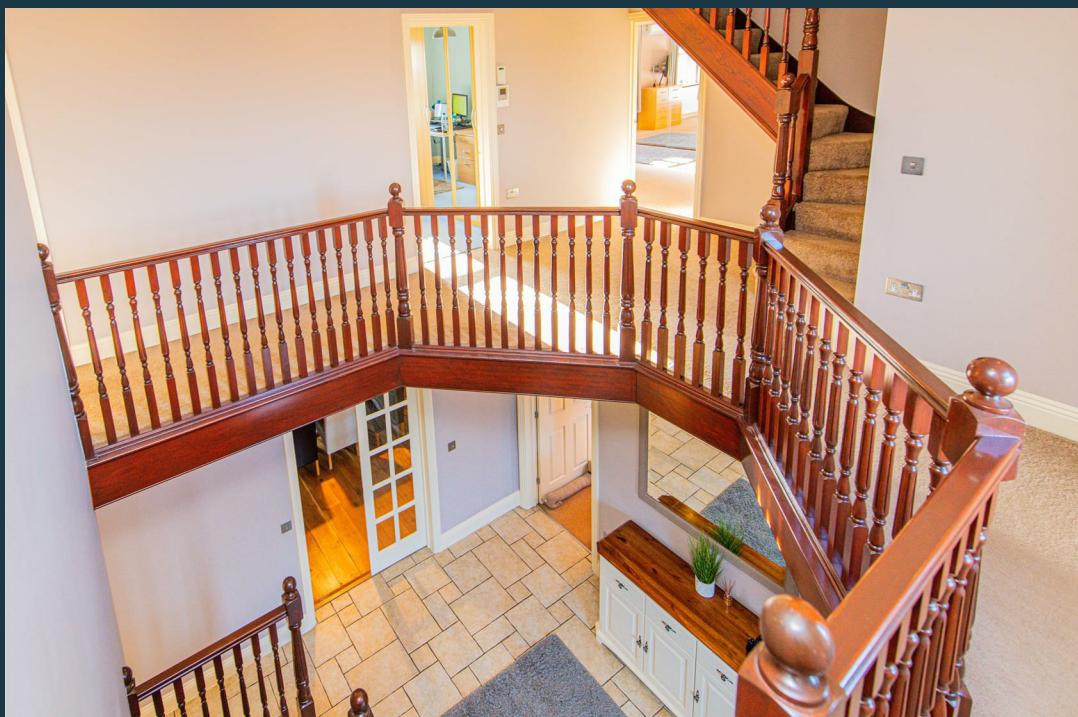
Two En-suites, Family Bathroom & Cloakroom



Gravelled Frontage, Side Patio & Rear Garden With Countryside Views



Gated Off Road Parking & Detached Double Garage





## SELLER'S SECRET

We will really miss this home. We love looking out over the countryside at the wildlife or and early morning swim really starts your day in the right way. We've had some wonderful family gatherings in the summer months, but it's now time for someone else to get the same enjoyment from the property.



# OSCAR JAMES

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To buy or not to buy....

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why we like it....

One of the stand out features of this executive home is the open kitchen/dining and family area that opens out to the indoor heated swimming pool with views over the rear garden and it's countryside vistas.