

BRENNAN

BESPOKE



£1,650,000
Pytchley Road
Orlingbury, NN14 1JQ

Nestled in the picturesque village of Orlingbury, Northamptonshire, this luxurious 5-bedroom detached house boasts an impressive presence on a sprawling 1.5-acre plot. The property is accessed through a private gated entrance leading to a grand driveway, setting the tone for the opulence within. Upon entering the residence, the focal point is a majestic entrance hall adorned with an oak staircase and highlighted by vaulted floor-to-ceiling windows. The ground floor is a showcase of elegance, offering four reception rooms. Among them, a spacious lounge with a feature fireplace, a sophisticated sitting room, and a well-appointed library provide ample spaces for relaxation. An additional highlight is the orangery, complete with a bar, providing an ideal setting for hosting gatherings. The expansive kitchen area is a culinary haven, featuring premium appliances, a breakfast area, and an extension that seamlessly integrates a family dining space. Floor-to-ceiling windows and doors flood the kitchen with natural light and open up to the garden. A separate utility and laundry room add practicality to the design. Ascending the oak staircase to the gallery landing, five double bedrooms await, each exuding luxury. The grand master suite is a sanctuary, boasting floor-to-ceiling windows, a dressing room, and an en-suite bathroom equipped with a jacuzzi bath. Three additional bathrooms cater to the remaining bedrooms, ensuring comfort and convenience for all residents. The outdoor space is a haven of tranquility, offering stunning countryside views from the rear of the property. The expansive lawn garden overlooks paddocks, creating an idyllic setting for equestrian enthusiasts. The property features equestrian facilities, including stables and a menage, providing a perfect blend of luxury living and equestrian pursuits.

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LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



For identification only not to scale

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