



FIVE ATHENA WAY

— OUNDLE —



Sample superior living with a strong community feel, at the newly built No. 5, Athena Way, a unique home within an exclusive development, thoughtfully designed to the highest specification to offer spacious and versatile family living. Designed with distinction, finely tuned with finesse, the home offers detached living to a superior specification in the centre of an historic market town.

Tucked peacefully away, pull off the main street and along the neatly block paved driveway where No.5 proudly stands.

DESIGNED WITH DISTINCTION

Handsomely built in red brick and cream quoins, this home sits proudly amidst its leafy surrounds, wrapped in lawns. Shingle borders are planted in a variety of colour, set before the covered entrance to the home.

Contemporary charcoal tones coat the front door, this motif of contemporary colour continuing within. Step inside, onto the natural Atom Grey Stamford Stone floor. Warmed by underfloor heating which flows underfoot throughout the ground floor.

RECEPTION SPLENDOUR

Slip through the glazed oak double doors into a bright sitting room, where light flows in through the large French door to rear, side windows and bay window to the front. Why not install a sleek living flame gas fire or log-burning stove in the chimney breast alcove? Perfect for cosy winter evenings.

Returning to the entrance hallway freshen up in the cloakroom on the left, with WC and wash basin. Beneath the stairs ahead is a deep storage cupboard.





FLAIR AND FLOW

Flow through into the kitchen-family room, where Stamford Stone flooring extends beneath your feet. Directly ahead, the handy laundry room has a door to side, space for appliances, cabinetry and a sink, ensuring the kitchen remains ready for hassle-free socialising.

An amazing and extensive kitchen awaits your admiration. Culinary enthusiasts will be keen to get to work in this sleek and contemporary space. Quartz work surfaces complement the subtle tones of the units and built-in appliances will aid

in preparation and tidying away. When you crave a casual breakfast pull up a stool at the breakfast bar. The central island is a great spot to socialise while slicing and dicing.

Perfect for parties, in the summer months flow out to the garden through the bifolding doors and celebrate barbecue season in style.

Herringbone flooring defines the reception area from your kitchen. With ample space for a dining table and sofa, let this serve as the natural hub of the home at mealtimes and on into the evening.



AND SO TO BED

Returning to the entrance hallway, ascend the contemporary winder staircase, illuminated by a frosted window, to the first-floor landing.

Sneak a peek through the door on the left into the third bedroom, amply lit by a trio of windows to two sides, overlooking the rear and side gardens. Next, you will discover bedroom two, a large, light filled front facing room with ample space for all your furnishings.

Flow along the landing to arrive at the luxury, spa-style bathroom fitted with large, glass encased walk-in shower with waterfall head and attachment. Light a candle or two and soak away the day in the separate bathtub.

A final double room lies adjacent to the bathroom.



SPACIOUS, SOPORIFIC AND STYLISH

Your principal suite boasts high ceilings with window frame views to the front.

Refresh and revive in the resplendent en suite, where a large walk-in shower, twin wash basins set in a suspended vanity unit and a WC are all at your behest. A recessed area is ideal for storage or shelving.



GARDEN DELIGHTS

Immaculately designed inside and out, understated elegance allows for you to imprint your own personality on No. 5, Athena Way.

Neatly planted shingle borders and York stone paving wraps around the home. Beyond, lawns stretch back to the perimeter fencing, topping in cleverly planted trees for a screen of privacy. Soak up the sun all day long in this south facing pocket of paradise.

A convenient side door provides ease of access to and from your detached double garage. Consider the scope (subject to planning) to convert to incorporate a home office or studio?



THE FINER DETAILS

Freehold
Constructed 2021
Build-Zone 10 year warranty
Detached double garage with electric car charging point
Gas central heating
Mains electricity, water and sewage
East Northamptonshire County Council, tax band TBA
EPC rating B

Ground Floor: approx. 74.4 sq. metres (800.9 sq. feet)
First Floor: approx. 73.9 sq. metres (795.3 sq. feet)
Outbuilding: approx. 31.7 sq. metres (341.7 sq. feet)
Total area: approx. 180.0 sq. metres (1938.0 sq. feet)



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ON YOUR DOORSTEP

Step outside and discover all the amenities you desire within walking distance of the historic town.

Ideal for those with younger children, Laxton Oundle Junior School is nestled only a short walk away. The acclaimed independent Oundle School is also close by.

Tour the Georgian streetscapes and call in on one of the many boutique shops including Lilly's for vintage clothing and interior shop Asha's Attire. A range of supermarkets and pharmacies are also available.

Sample the delights of the Nene Valley Brewery, Oundle Book Shop and Oundle Clock Shop – there is so much to discover. Explore the colourful open-air markets, held weekly with a farmers' market held every second Saturday of the month, serving up a host of local produce including meat, dairy, pickles, brewed and baked goods.

Join Oundle Golf Club and perfect your swing; there is also a junior academy for under fourteens. Festivals are a regular feature of life in Oundle with summer creative festivals, music events, fundraisers and more.

LOCAL INFORMATION

- Corby 10 miles (19 minutes)
- Peterborough 14 miles (24 minutes)
- Stamford 15 miles (25 minutes)
- Uppingham 16 miles (36 minutes)
- Huntingdon 24 miles (32 minutes)



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