

11 Arnhill Road
Gretton
Northamptonshire
NN17 3DN

£700,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

CHECK OUT OUR VIDEO TOUR

This executive style, Bradstone, detached family home offers breathtaking views of the Welland Valley countryside and boasts luxurious features throughout.

With Four DOUBLE bedrooms, including a master bedroom with a brilliantly designed balcony, and a magnificent kitchen equipped with premium appliances and floor-to-ceiling glass doors, this property exudes elegance and functionality.

Upon arrival, you are greeted by steps leading up to the stunning viewpoint of this exceptionally presented home. The recently upgraded kitchen is a standout feature, with its floor-to-ceiling glass opening doors, teppanyaki grill, integrated coffee machine, Miele ovens, steamers, warming drawers, induction hobs, and wine fridges, making it a dream space for FAMILY LIFE or entertaining.

The ground floor offers an array of rooms, including a utility space, downstairs W/C,

purpose-made home office, sumptuous family room with French doors opening to the garden, and a stunning formal dining room. The formal lounge boasts stunning views over the Welland Valley, a log burner, and access to a conservatory space.

Upstairs, the generous landing leads to 4 double bedrooms, with the master and bedroom 2 both enjoying access to the balcony and en-suite facilities. Bedrooms 3 and 4 offer views over the rear garden, and there's potential for further expansion in the loft space.

Externally, the property features a large garden with a central gazebo, mature shrubs, and a home studio ideal for a home business or additional office space.

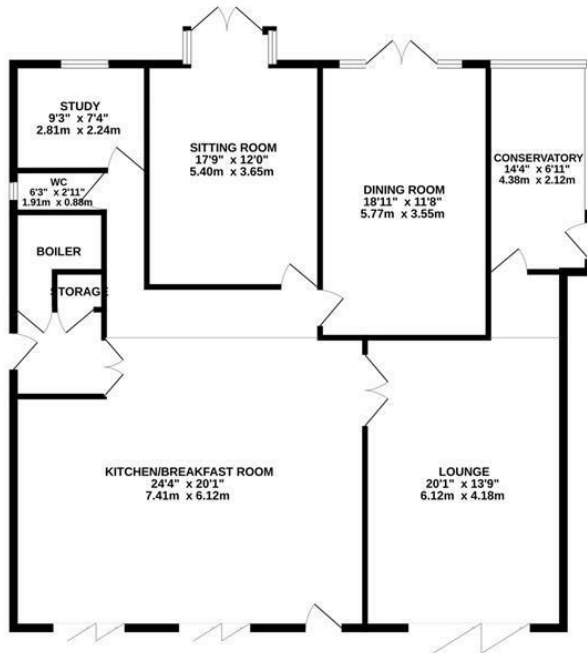
This meticulously maintained home is move-in ready but also offers the opportunity for personalization. Its prominent position allows for stunning views, making it a truly exceptional property.

Please call Oscar James today for an appointment.
FULL VIDEO AVAILABLE ON REQUEST.

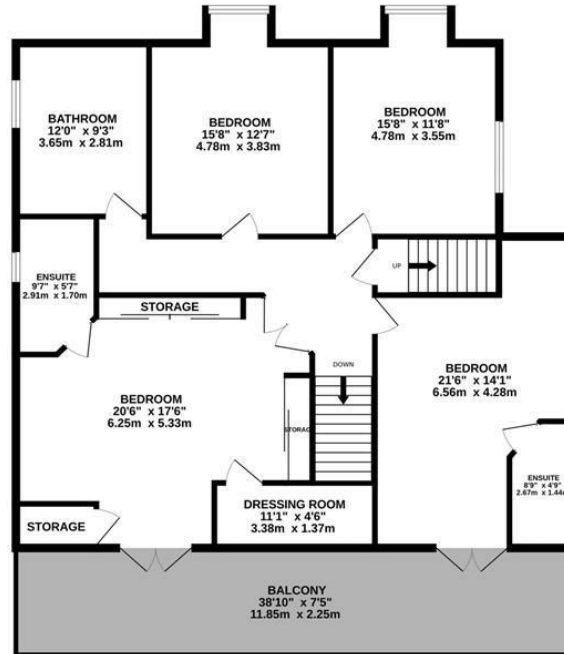
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Floor Plan

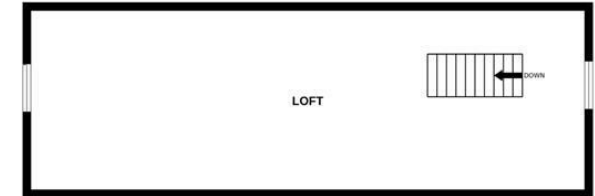
GROUND FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR
1305 sq.ft. (121.3 sq.m.) approx.



2ND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 3331 sq.ft. (309.4 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...

-  custom 1
-  custom 2
-  custom 3
-  custom 4
-  custom 5
-  custom 6





SELLER'S SECRET

The only reason we would possibly sell this home is for relocation purposes and so we are looking for a new adventure.

We have designed this house around our needs but know that all the effort put into turning this house into a home will benefit the new owners.



Why we like it....

A truly spectacular Bradstone family home.
A breathtaking home!!
The views are truly out of this world!

To buy or not to buy....

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