

Halgh Wood House, 28a Church  
Street  
Weldon  
NN17 3JY

£825,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

'Halgh Wood House' Spanning over 4,300 square feet! Nestled in an exclusive development, this elegant stone-built family home, located in the charming village of Weldon, is a beautifully finished modern house with that warm village property feel, which is incredibly well proportioned throughout

With three reception rooms, an open-plan kitchen/breakfast room, utility room, pantry, guest w/c, four double bedrooms, and four exquisite en-suite bathrooms/shower rooms, this home exemplifies luxury. Occupying a large plot there is a low-maintenance rear garden bordered by stone walls and mature trees ensuring utmost privacy. To the front, off-road parking and access to the double garage via electric doors.

The house is located in the charming Northamptonshire village of Weldon- a well-facilitated 'community-feel' village with a choice of pubs, shops, café and schools, and countryside walks.

Through a solid oak frontdoor the inviting entrance hall sets the tone. The lounge has

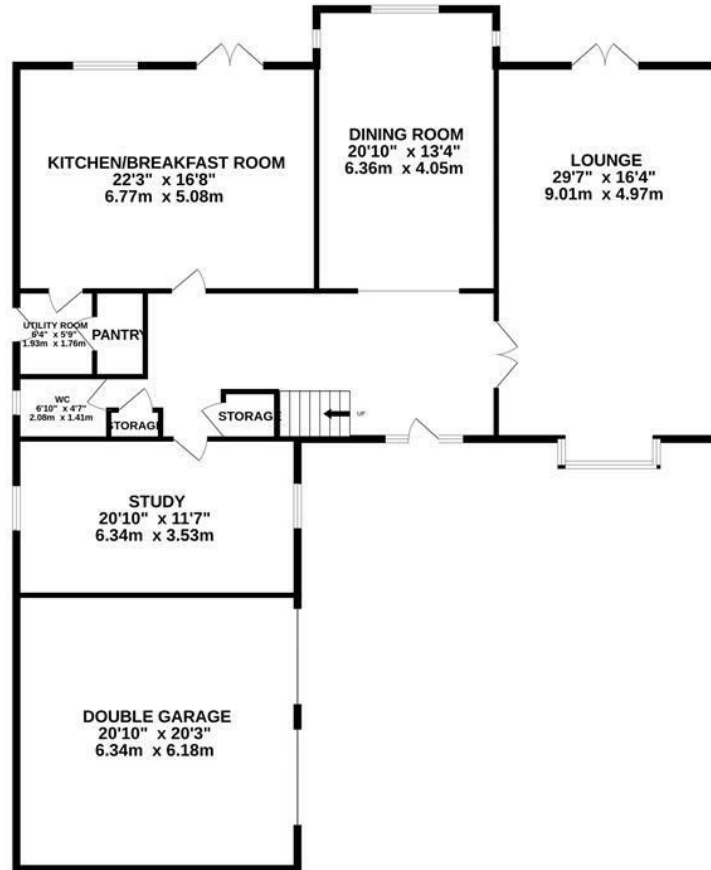
dual-aspect views and double doors to the rear garden, features a beautiful box bay window and a striking fireplace with a solid stone surround. The formal dining room, with triple-aspect views, is an excellent entertaining space. The kitchen includes a range of units and high-end appliances, finished with a gas fireplace and doored garden access. The ground floor also houses a dual-aspect study and a spacious guest w/c.

The galleried first-floor landing, bathed in natural light, grants access to four large bedrooms, each with ensuite facilities. The master bedroom, enjoys dual-aspect views, plentiful built-in storage, and air conditioning too! Its luxurious ensuite bathroom features a jacuzzi-style bath, walk-in shower, twin basins, w/c, and storage. The second bedroom, extending over 30 feet, includes a dressing room, storage room, walk-in wardrobe, and ensuite bathroom with shower. This property harmoniously combines opulence with practicality, offering a lifestyle of unmatched sophistication.

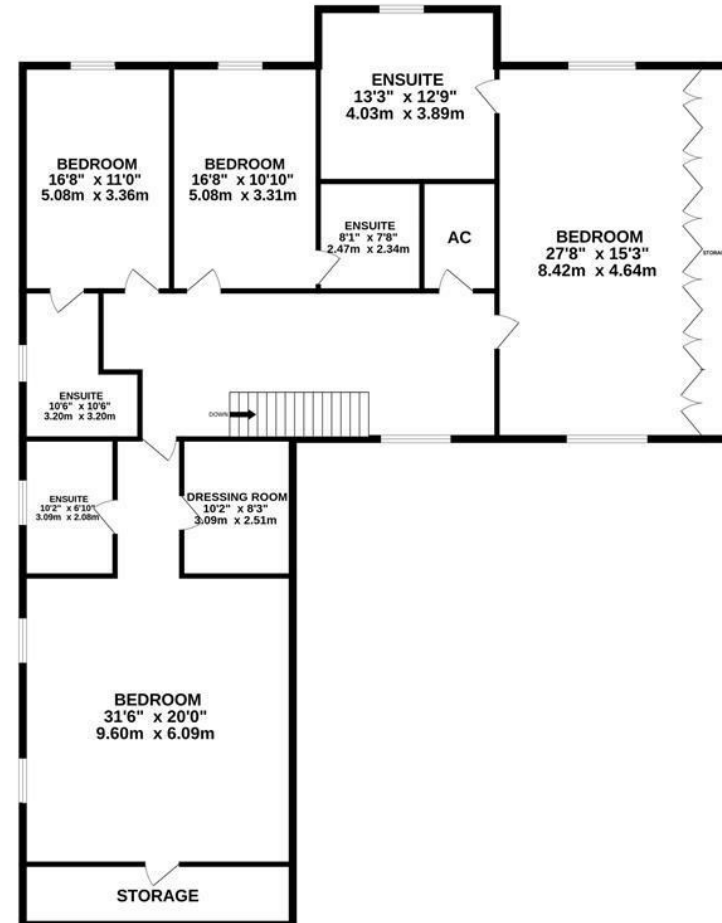
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# Floor Plan

GROUND FLOOR  
2164 sq.ft. (201.0 sq.m.) approx.



1ST FLOOR  
2218 sq.ft. (206.1 sq.m.) approx.



TOTAL FLOOR AREA : 4382 sq.ft. (407.1 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...



Incredibly spacious living rooms finished with stunning feature fireplace taking centre-stage



Large kitchen/breakfast room offers more than ample storage space, finished to a neutral tone



Four VERY well proportioned bedrooms, each with its own ensuite



A truly rare find, with each bedroom benefitting from ensuite facilities, as well as ground W/C



The thoughtfully landscaped rear garden offers an excellent low-maintenance space



Off road parking via driveway sitting in-front of double garage, featuring electric doors







# SELLER'S SECRET

We have loved how spacious the property is throughout and will be sure to miss that. We've always found the size in the bedrooms gives ALOT of scope and it is super convenient having all with en-suites, especially for family life!



*Why we like it....*

This is an incredible property of EPIC proportions! Spanning internally over 4,300 Square foot this is a truly rare find and offers space in abundance.

*To buy or not to buy....*

# OSCAR JAMES

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