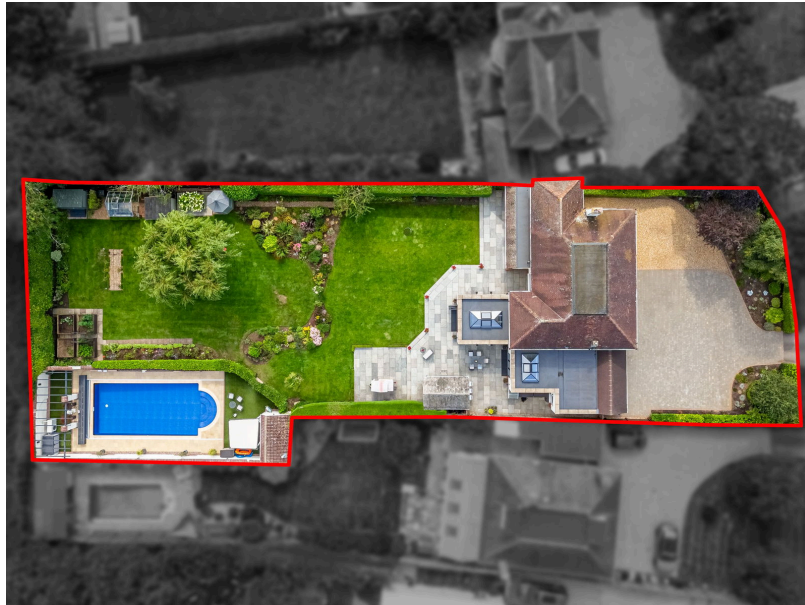




**HENDERSON
CONNELLAN**
ESTATE AGENTS

Warkton Lane, Barton Seagrave NN15 5AA
"Homes and Gardens – Confidential Edition"

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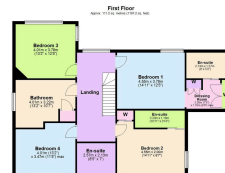


"Homes and Gardens – Confidential Edition"

It is within the pages of a colour publication that you would expect to see such wondrous gardens to accompany such a significant and imposing family home, in one of the areas most desirable locations. Innovation and meticulous design have created the exceptional interior and exterior of this sensational detached residence. Occupying a substantial plot, the large sweeping cobbled driveway is enclosed by landscaped gardens, illuminated by night, with an oversized double garage with electric sectional door, the rear garden is a wonderful social space with sprawling Indian sandstone patio, Oak framed outdoor kitchen perfect for all weather living, and discreetly set in the corner is a fully enclosed heated outdoor swimming pool with electrically operated cover, changing/shower room and drinks area - perfect for holidaying at home. The interior has been designed and finished to an exacting standard with an entrance hall complimented by a picture window framing the view of the garden, the living room has elegant cornicing and fireplace, the palatial dining room is perfect for formal dining and the study/snug has bespoke fitted furniture.

The kitchen/dining/family room is the perfect social space with bespoke units by craftsman "Hallwood Furniture" complimented by high quality integrated appliances, Quartz work surfaces and a central island, the breakfast/family area is flooded with natural light and bi-folding doors flow to the garden. Upstairs the principal bathroom is beautifully finished with deep slipper bath, the four bedrooms are all double sized, two of the guest rooms have an en suite, the main bedroom with bespoke fitted dressing area and en suite. Simply outstanding!





Total area approx. 100.0 sq. metres (3000.0 sq. feet)

- Detached Residence
- Four Bedrooms
- Manicured Gardens
- Heated Outdoor Swimming Pool with Pool House
- Double Garage
- Parking for Five/Six Cars
- High Specification Interior
- COUNCIL TAX: G
- EPC RATING: PENDING
- (NB - Pursuant to the Estate Agency Act 1979 - The seller of this property is a relative of an employee of Henderson Connellan Kettering)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

