



HENDERSON CONNELLAN

ESTATE AGENTS

St Andrews Lane, Cranford NN14 4AQ

"At One With Nature"

Enjoy the calming effects of rural England and nature with the wonderful views over the grounds of Cranford hall which adorn this very individual barn conversion, discreetly positioned within a conservation area in the peaceful village of Cranford St Andrew. The interior offers lateral living, complimented by an array of striking features with exposed beams and vaulted ceilings. The kitchen/dining/family room is the perfect space for social gatherings, with a high specification kitchen with select integrated appliances and oak worksurfaces, which flows to the dining area and onto the living room with the warmth and spectacle of a multi fuel wood burner. There is a utility room, sumptuous shower room and three double bedrooms, the main bedroom with ensuite. Sealed unit double glazing, oil fired central heating and Oak interior doors compliment the interior. Outside is equally as impressive with a private driveway, oversized single garage, private courtyard with natural Indian sandstone patio, and the landscaped rear garden, the perfect vantage point from which to admire the impressive view. Cranford has the Old Forge Café, Red Lion pub, a primary school, two picturesque churches, a village hall and fine rural walks, yet Kettering mainline railway is a short drive away. An exceptional home in every way.

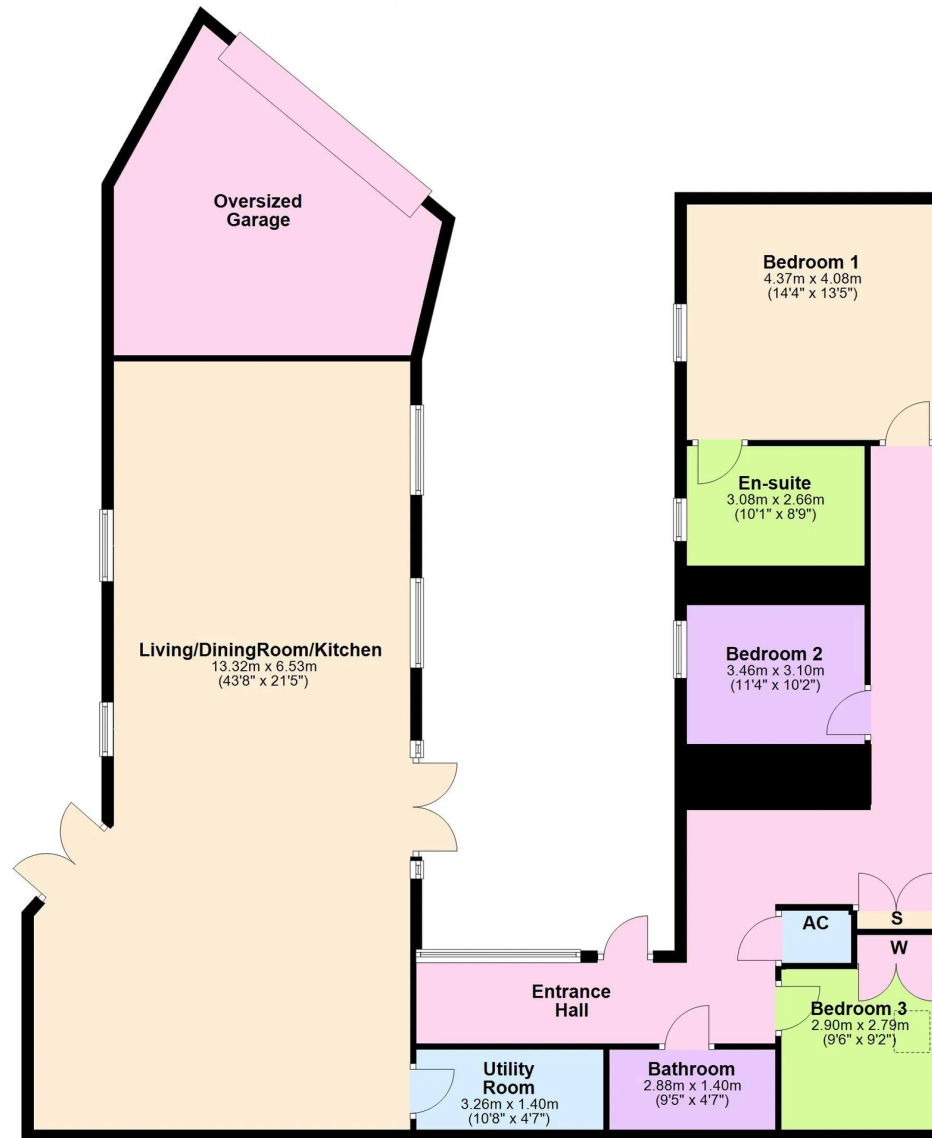
- Oil Fired Central heating
- Sealed unit double glazed windows
- Entrance Hall - with oak effect TLC Massimo specialist flooring, flowing to:
- Kitchen/Dining/Family Room - a wonderful, free flowing social space, the scale of which is amplified by vaulted ceilings with impressive exposed timbers and glazed elevations and views to either side, flooding the room with light. A high specification kitchen offers a range of base and eye level cupboards and drawers, Butler sink within Oak worksurfaces with monobloc tap, central island with breakfast bar, great for family get togethers, two integrated hide and slide double ovens, five ring induction hob, integrated fridge freezer, dishwasher, wine cooler and integrated bin storage. Wood effect specialist flooring flows to the dining area and onto the living room, enjoying the warmth and spectacle of a multi fuel wood burner
- Utility Room - with complimenting units, butler sink with mono bloc tap set within oak worksurface with integrated washing machine
- Shower Room - compromising of low level WC, wash hand basin with monobloc tap, walk in double shower with aqua panelling and rainmaker attachment finished with chrome heated towel rail
- There are three generous double bedrooms, the main bedroom with ensuite compromising of low level WC, wash hand basin with monobloc tap and panel enclosed bath with shower over

Discreetly positioned within this exclusive enclave, a private driveway offers parking for up to six cars and access to an oversized single garage with power, light and personnel door to the courtyard where there is a tethered EV charger. The courtyard can also be accessed via a gate flanked by stone walling, a lovely private garden retreat with Indian sandstone perfect for garden furniture and pot plants. The rear garden has a generous Indian sandstone patio perfect for alfresco entertaining, the perfect vantage point from which to admire the garden and sensational views across the grounds of Cranford Hall. A natural stone pathway flanked on one side by a manicured lawn and plantings extend to the other side of the garden, an array of colourful plantings compliment the garden which is enclosed by attractive stone walling with a gate onto the driveway.





Ground Floor
Approx. 182.5 sq. metres (1964.3 sq. feet)



Total area: approx. 182.5 sq. metres (1964.3 sq. feet)