

HENDERSON CONNELLAN

ESTATE AGENTS



Warkton Lane, Barton Seagrave NN15

"A Mediterranean Masterpiece"

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Enjoying the magnificent villa style architecture, this wonderful extended home occupies an enviable position on the very desirable Warkton Lane. This represents a very rare opportunity, these unique homes very seldom come to market and this home is exceptional inside and out. Double electric gates are flanked by red brick pillars leading a quadrant with parking for four cars as well as two separate single garages, one of which is oversized with electric sectional door perfect for large a car, the rear garden enjoys a mature feel with extensive patio and an established Eucalyptus tree providing a focal point. The stunning interior features an entrance hall, the living room has a striking minster fireplace and the warmth of a multi fuel burner, the snug is a versatile space, the study perfect for those working from home. The kitchen/dining/family room has designer units, Quartz worksurfaces with central island and the convenience of a boiling water tap, the dining/family room is great for social gatherings, with bi-folding doors ideal for those warm summer days and enjoying the garden, a utility and guest cloakroom add to the practicality. Upstairs the light filled landing leads to a stunning principal bathroom and four bedrooms, three of which are double sized, the main bedroom with a walk in dressing room and ensuite. Gas central heating and UPVC double glazing complete the inside.

Living Room - 7.01m x 3.78m (23'0" x 12'5")

Kitchen/Dining/Family Room - 7.77m x 5.38m (25'6" x 17'8")

Study - 3.94m x 2.36m (12'11" x 7'9")

Snug - 3.99m x 5.94m (13'1" x 19'6")

Utility Room - 3.48m x 1.5m (11'5" x 4'11")

WC - 1.8m x 1.5m (5'11" x 4'11")

Bedroom One - 5.41m x 4.27m (17'9" x 14'0")

Ensuite - 2.36m x 2.11m (7'9" x 6'11")

Dressing Room - 2.92m x 1.27m (9'7" x 4'2")

Bedroom Two - 3.86m x 3.66m (12'8" x 12'0")

Bedroom Three - 3.53m x 3.17m (11'7" x 10'5")

Bedroom Four - 2.72m x 2.11m (8'11" x 6'11")

Bathroom - 4.01m x 1.75m (13'2" x 5'9")

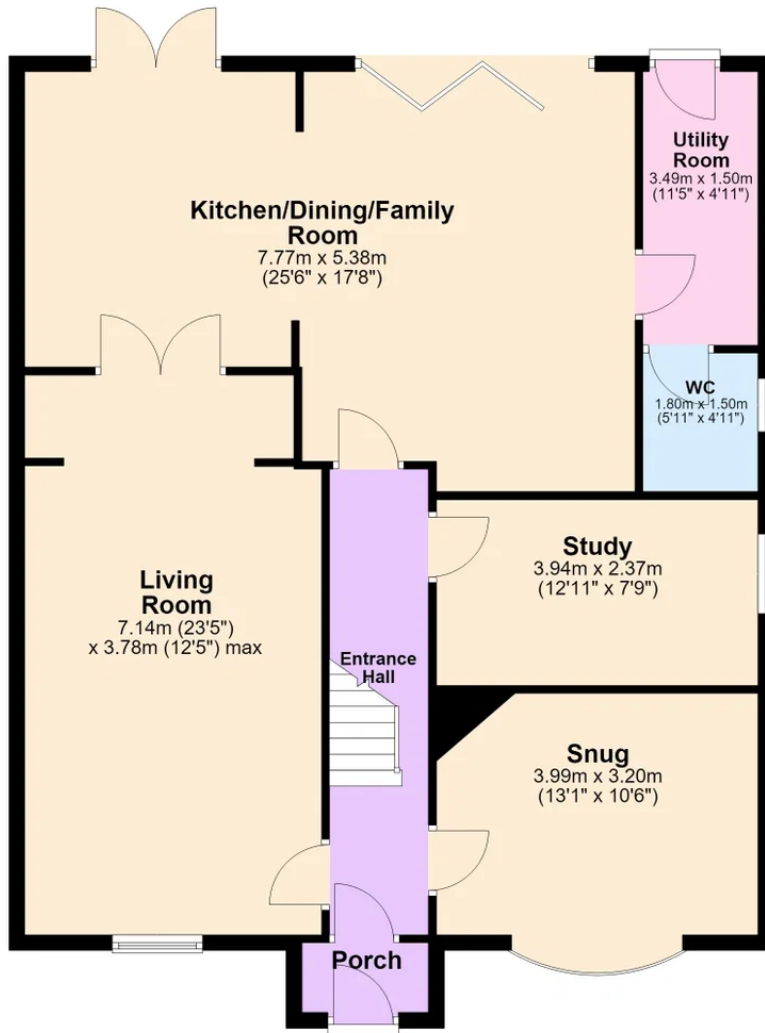
- Striking, Villa style architecture
- Living Room with minster fireplace and multi fuel burner
- Snug and separate Study
- Kitchen/Dining/Family Room with bi-fold doors to garden
- Four Bedrooms, the main Bedroom with Ensuite and Dressing Room
- EPC RATING: PENDING
- COUNCIL TAX: E
- Tenure: Freehold





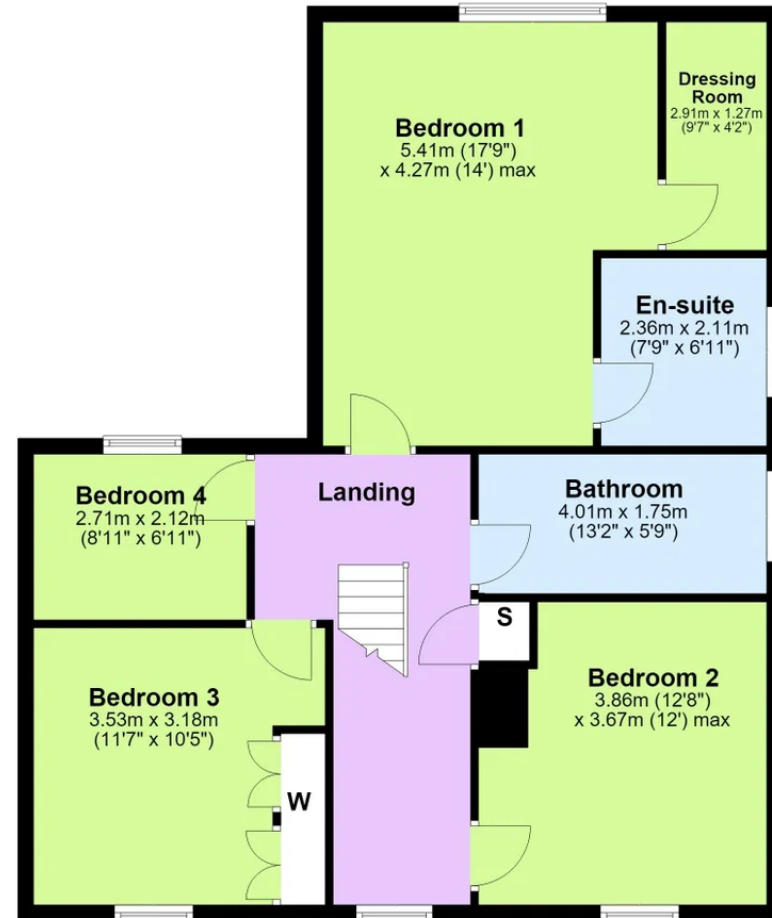
Ground Floor

Approx. 104.6 sq. metres (1126.4 sq. feet)



First Floor

Approx. 90.5 sq. metres (973.7 sq. feet)



Total area: approx. 195.1 sq. metres (2100.1 sq. feet)