

# BRENNAN

BESPOKE



**£1,100,000**

**Church Street**

Burton Latimer, #P-ADDRESS-POSTCODE

An exceptional opportunity to purchase this stunning Grade II listed detached home, full of original character and set within breathtaking landscaped gardens in the heart of Burton Latimer. Offering versatile accommodation, an adjoining annex, leisure facilities and a wealth of period detail, this is a home that truly has it all. Steeped in history and charm, this beautiful property dates back to the 18th century and has been sympathetically improved to combine timeless elegance with modern comfort. From exposed beams and handcrafted oak finishes to a bespoke kitchen and luxurious principal suite, every detail has been thoughtfully designed. The spacious accommodation extends across three floors and includes a welcoming reception hall, drawing room, sitting room and a spectacular conservatory with underfloor heating overlooking the gardens. At the heart of the home is a handcrafted oak kitchen with central island, granite work surfaces and four oven Aga, which opens into a generous dining area, perfect for entertaining family and friends. On the first floor, the principal bedroom boasts a walk through dressing area and en suite, with a further double bedroom and family bathroom. Two additional bedrooms and a study area are located on the second floor, offering flexibility for growing families or home working. The property also benefits from a fabulous vaulted media room, a separate office, wine store and a superb self contained annex with its own kitchen and sitting area, guest bedroom and bathroom, ideal for multigenerational living or visiting guests. Outside, the property continues to impress. The landscaped gardens are a true highlight, with mature trees, sweeping lawns, York stone terraces and well stocked borders, all designed to provide year round colour and interest. For those who enjoy entertaining, the gardens offer multiple seating and dining areas, as well as a decked terrace leading to a detached stone built pool house

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**BRENNAN**  
BESPOKE

**OFFICE ADDRESS**  
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For identification only not to scale

**BRENNAN**  
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**LOCAL AUTHORITY**

**TENURE**  
Freehold

**COUNCIL TAX BAND**

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements