
HENDERSON
CONNELLAN
ESTATE AGENTS
The Sorrrels, Isham, NN14
"Quality By Design"

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Set within the highly desirable village of Isham, this beautifully crafted home by respected builder AP Lewis showcases exceptional attention to detail, with a superbly appointed kitchen and bathrooms by Bells of Northampton. Occupying a lovely plot with open views across neighbouring fields, the property offers an impressive balance of space, style and practicality. The welcoming entrance hall leads through to a generous triple-aspect living room, where an elegant limestone fireplace and log burner create a lovely focal point, while bifold doors open directly onto the garden. Equally impressive is the extensive kitchen/dining/family room, designed with entertaining and everyday family life in mind, featuring a stylish central island, quality fittings and further bifold doors connecting the space with the outside. A separate utility room and useful pantry add to the practicality of the ground floor. Upstairs, a fabulous landing with glass and oak balustrade leads to four generous double bedrooms, including a particularly impressive main bedroom with built-in wardrobes and a beautifully appointed ensuite. Further bedrooms benefit from ensuite facilities, complemented by a stylish family bathroom arranged in a Jack and Jill design. Outside, the property continues to impress, with a private cobbled driveway providing parking for four to five cars and access to a double garage. The gardens provide an attractive setting, with an extensive natural stone patio, lawn and established planting, all enjoying a lovely outlook across the surrounding fields.

Living Room - 7.19m x 3.89m (23'7" x 12'9")
Kitchen/Dining Room - 7.67m x 4.5m (25'2" x 14'9")
Utility Room - 3.17m x 2.95m (10'5" x 9'8")
Pantry - 1.8m x 1.12m (5'11" x 3'8")
Guest WC - 1.78m x 0.99m (5'10" x 3'3")
Garage - 5.66m x 4.75m (18'7" x 15'7")
Bedroom One - 4.42m x 4.24m (14'6" x 13'11")
Ensuite - 3.07m x 2.77m (10'1" x 9'1")
Bedroom Two - 4.93m x 4.65m (16'2" x 15'3")
Dressing Room - 2.24m x 1.68m (7'4" x 5'6")
Ensuite - 2.79m x 1.68m (9'2" x 5'6")
Bedroom Three - 4.29m x 3m (14'1" x 9'10")
Jack and Jill Bathroom - 3m x 2.64m (9'10" x 8'8")
Bedroom Four - 3.96m x 2.87m (13'0" x 9'5")

- Gas Central Heating
- UPVC double glazing
- Triple aspect Living Room with log burner
- Fabulous Kitchen/Dining/Family Room
- Four double Bedrooms the principal and guest with Ensuite
- Lovely gardens with field views
- COUNCIL TAX: F
- EPC RATING: B

Tenure: Freehold







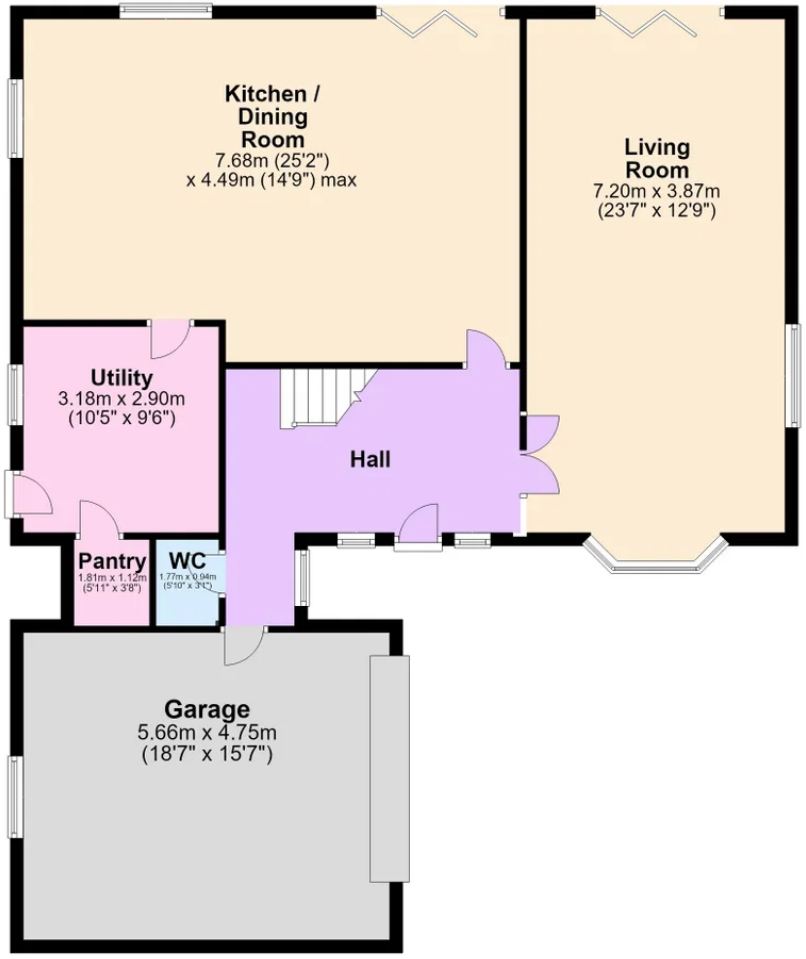






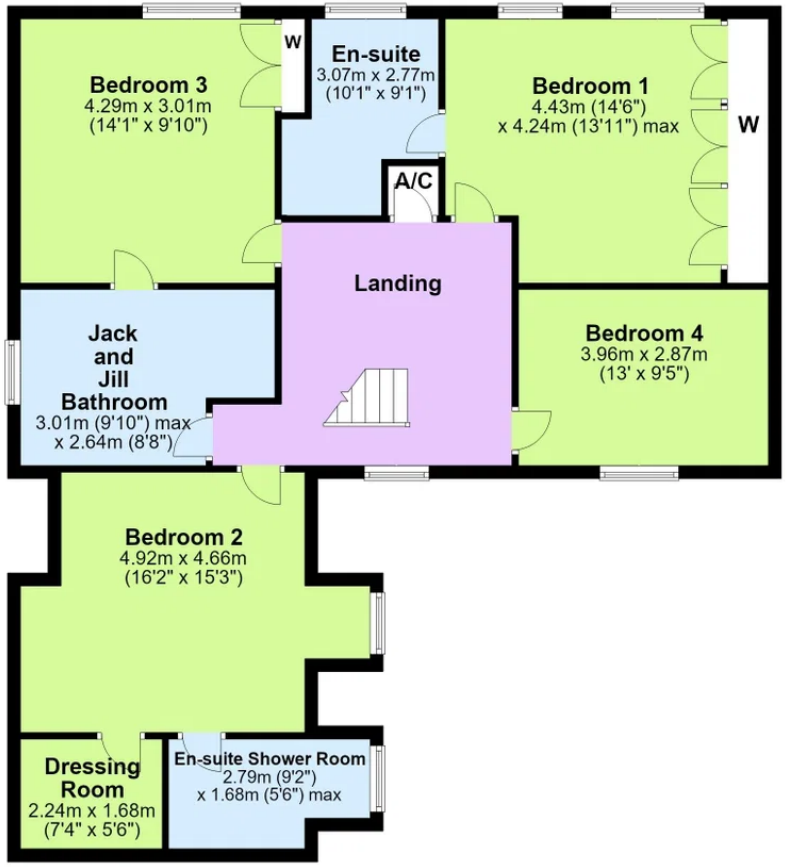
Ground Floor

Approx. 125.6 sq. metres (1352.3 sq. feet)



First Floor

Approx. 105.3 sq. metres (1133.3 sq. feet)



Total area: approx. 230.9 sq. metres (2485.6 sq. feet)

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The Property Ombudsman

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.