

Arthingworth Road  
Desborough  
Kettering  
NN14 2LT

£1,200,000

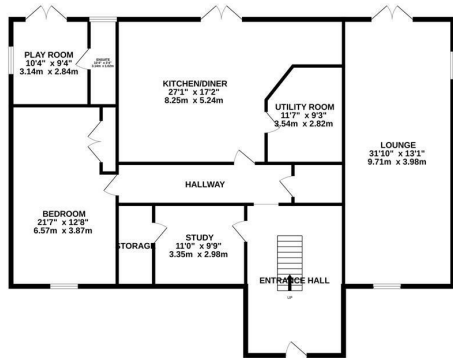


OSCAR JAMES

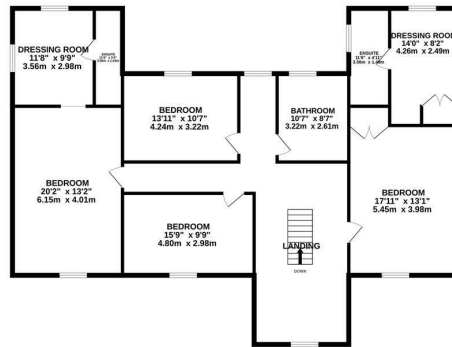
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
1779 sq.ft. (165.3 sq.m.) approx.



1ST FLOOR  
1580 sq.ft. (146.8 sq.m.) approx.



TOTAL FLOOR AREA: 3359 sq.ft. (312.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Four Reception Rooms



Fantastic Kitchen/ Family Room



Five Spacious Bedrooms



Three En-Suite Shower Rooms and Family Bathroom



Eight Acres of Land



Outbuildings and Ample Parking



# WHAT'S GREAT?

Set along sought-after Arthingworth Road in the picturesque market town of Desborough, this exceptional detached residence offers a rare chance to acquire a substantial family home set within an impressive expanse of land.

Occupying approximately eight acres, the property presents outstanding potential for a variety of lifestyle pursuits. Whether you dream of establishing a smallholding, pursuing equestrian interests, or simply enjoying the freedom of open space, the grounds provide a truly versatile canvas. A range of garages, barns, and outbuildings further enhance the appeal, offering extensive storage and exciting scope for adaptation or development.

Inside, the home is thoughtfully arranged to suit modern family living. Four elegant reception rooms provide generous and flexible spaces for entertaining, relaxing, and everyday life, all bathed in natural light that creates a welcoming and airy

atmosphere throughout.

The accommodation continues with five well-proportioned bedrooms, three of which benefit from en-suite facilities, ensuring both comfort and privacy for family members and guests alike.

More than just a home, this property represents a lifestyle opportunity- combining space, tranquillity, and potential in equal measure. Despite its peaceful setting, it remains conveniently positioned for access to local amenities, schools, and transport connections.

In summary, this outstanding property offers a unique blend of generous living accommodation and extensive grounds, making it an exceptional opportunity for those looking to create a bespoke rural lifestyle in a highly desirable location.

...expect excellence



# SELLER'S SECRET

Having built the property myself, I feel that I have created a spacious family home. This is a rarely available opportunity that is ideal for equestrian pursuits, smallholding potential, or those with a passion for vehicles and automotive projects.



## Why we like it....

An exceptional prospect to acquire a spacious detached home set within generous grounds, offering both privacy and versatility. The property features well-proportioned living accommodation, ideal for family life and entertaining, while the surrounding land provides excellent scope for a variety of uses. With additional outbuildings and ample parking, this unique offering combines lifestyle and potential in one highly desirable package.

To buy or not to buy....

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# OSCAR JAMES

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