



Butlers Manor, Pytchley Road, Orlingbury

OSCAR JAMES

# Butlers Manor

Pytchley Road  
Orlingbury  
NN14 1JQ

**Butlers Manor is an exceptional residence situated in the heart of the picturesque Northamptonshire village of Orlingbury.**

Constructed in 2002 to an exacting standard, this remarkable home effortlessly combines traditional architectural elegance with contemporary luxury, creating a truly outstanding family residence.

- Exceptional detached residence constructed in 2002 to an exacting standard
- Prestigious village setting in the heart of Orlingbury with views towards the church
- Magnificent reception hall with full-height ceiling and striking stone spiral staircase
- Elegant formal drawing room, TV room and stunning oak-framed orangery
- Superb handcrafted kitchen featuring a central island, stone worktops and Miele appliances
- Five generous bedrooms, including a luxurious principal suite with en-suite wet room
- Secure gated driveway providing extensive parking, together with a substantial double garage
- Beautifully landscaped wrap-around gardens offering privacy, tranquillity and excellent entertaining space



A magnificent reception hall sets the tone, featuring a full-height ceiling and an impressive stone spiral staircase rising to a galleried landing. The accommodation flows beautifully through a welcoming television room into an elegant formal drawing room, which in turn opens into a stunning oak-framed orangery overlooking the gardens.

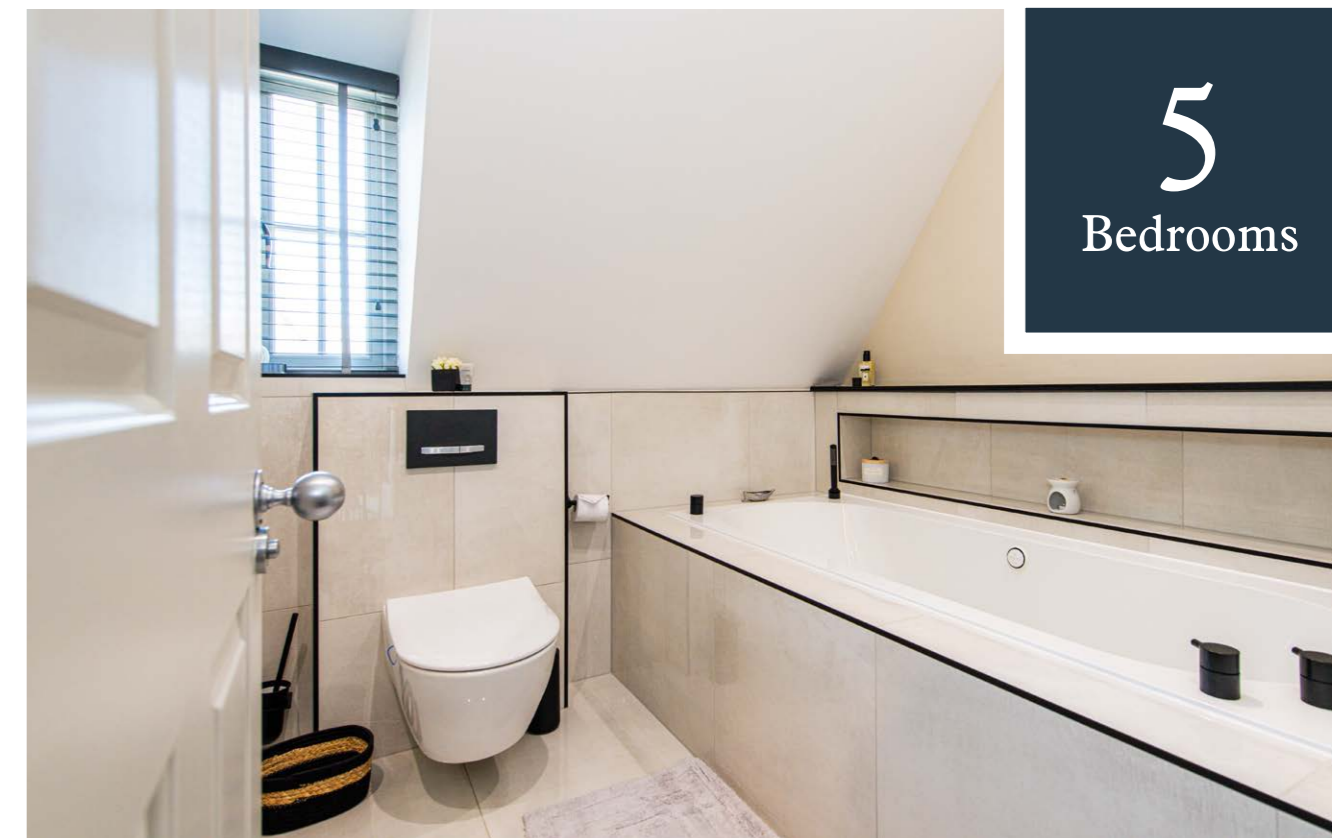
At the heart of the home lies a superb handcrafted kitchen, beautifully appointed with a substantial central island, stone work surfaces, a range of Miele appliances and an instant boiling water tap. Designed for both family life and entertaining, it is a space that is as practical as it is impressive. A cosy snug and stylish ground-floor shower room complete the accommodation.







The first floor offers five generously proportioned bedrooms and a family bathroom. The principal bedroom enjoys a luxurious en-suite wet room, while the second bedroom benefits from its own stylish en-suite shower room.

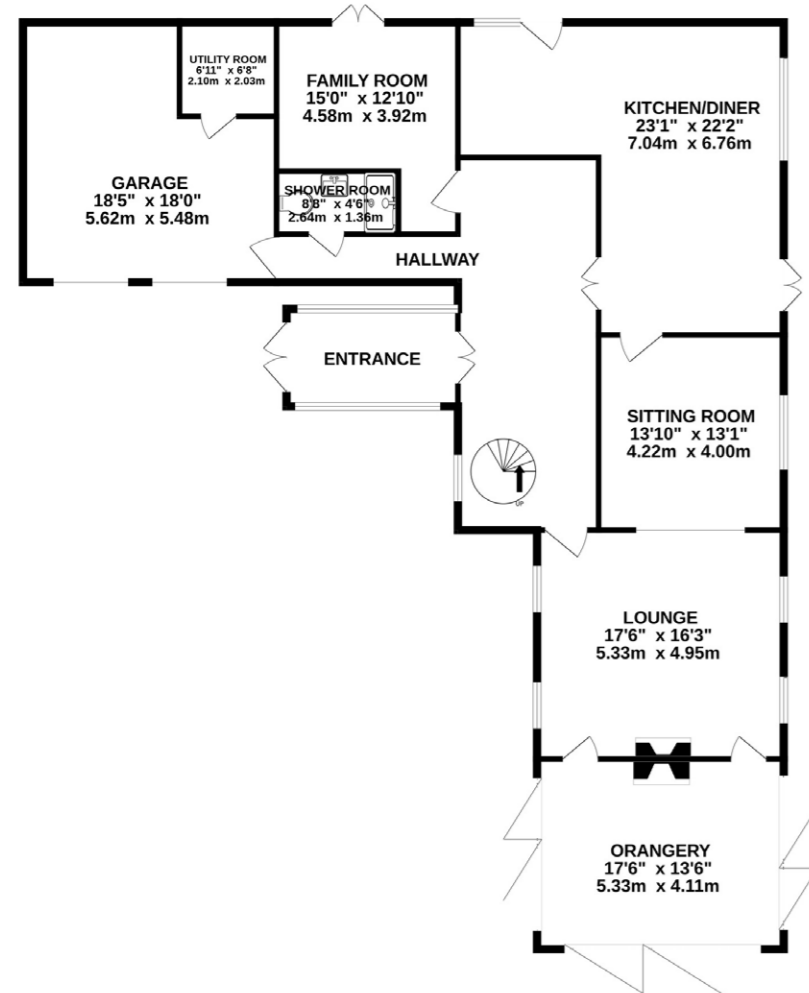


5  
Bedrooms

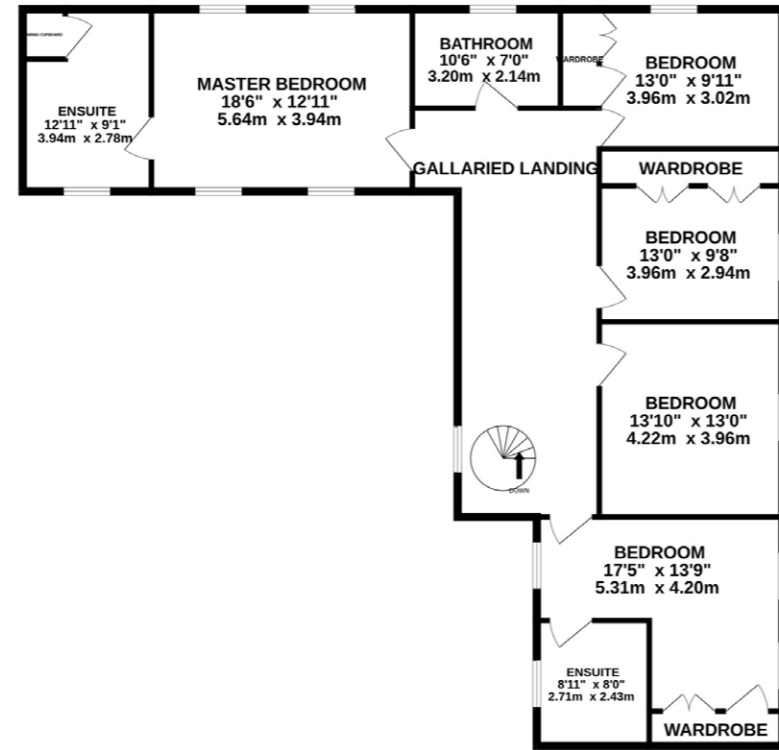




GROUND FLOOR  
1993 sq.ft. (185.1 sq.m.) approx.



1ST FLOOR  
1511 sq.ft. (140.4 sq.m.) approx.



TOTAL FLOOR AREA : 3504 sq.ft. (325.5 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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Approached via secure electric gates, the expansive driveway provides ample parking for numerous vehicles and leads to a substantial double garage. The garage also incorporates a useful utility area with plumbing and space for laundry appliances, adding further practicality to this impressive home.

The beautifully landscaped wrap-around gardens provide a wonderful sense of privacy and tranquillity, whilst enjoying charming views towards the village church. Perfectly maintained and thoughtfully designed, the grounds offer an idyllic setting for both entertaining and everyday enjoyment.

Properties of this calibre are rarely available. Combining exceptional craftsmanship, elegant design and an enviable village setting, Butlers Manor represents a rare opportunity to acquire a truly unique home.

**Butlers Manor is not merely a home; it is a statement of quality, craftsmanship and enduring elegance.**



# OSCAR JAMES

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