



4 Glebe Farm, Kettering Road, Pytchley

OSCAR JAMES

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Kettering Road

Pytchley

NN14 1SA

An individually designed home constructed from stone and reclaimed brick, set within an exclusive courtyard of just four similar properties in the highly desirable village of Pytchley. This is a truly special home that must be viewed to be fully appreciated.

- Five versatile reception rooms
- Stunning kitchen / family / dining room with vaulted ceiling
- Four bedrooms
- En-suite to principal bedroom
- Enclosed south-facing garden overlooking the village church
- Additional side garden
- Detached double garage with ample off-road parking
- Viewing absolutely essential

Tucked away within a peaceful close, enjoying a quiet yet convenient position with views towards the village church, this impressive home was built in the late 1990s and has been lovingly owned by the current occupiers since 2004.

The ground floor offers exceptionally generous and highly versatile accommodation, easily adaptable to suit a variety of needs — including the potential to create additional bedrooms or even an independent annexe facility if required.





The accommodation comprises: an inviting entrance hall, lounge with feature wood-burning stove, and a spectacular kitchen / family / dining room with full-height vaulted ceiling and additional wood-burning stove. Further reception space includes a study, snug / second sitting room, formal dining room, and an additional reception room currently utilised as a golf simulator room. A larder, utility room and ground floor WC complete the ground floor.

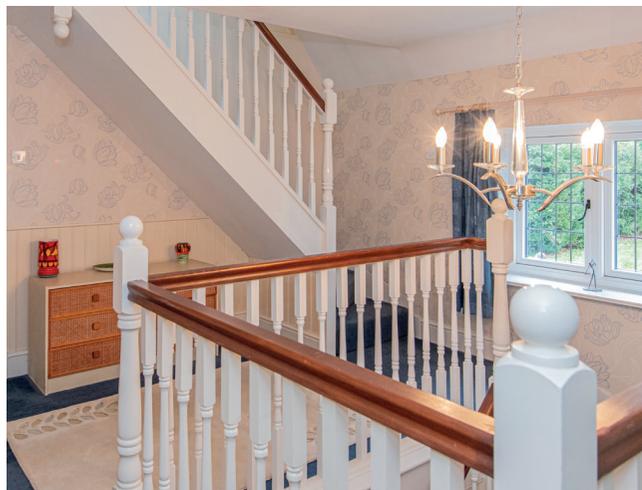




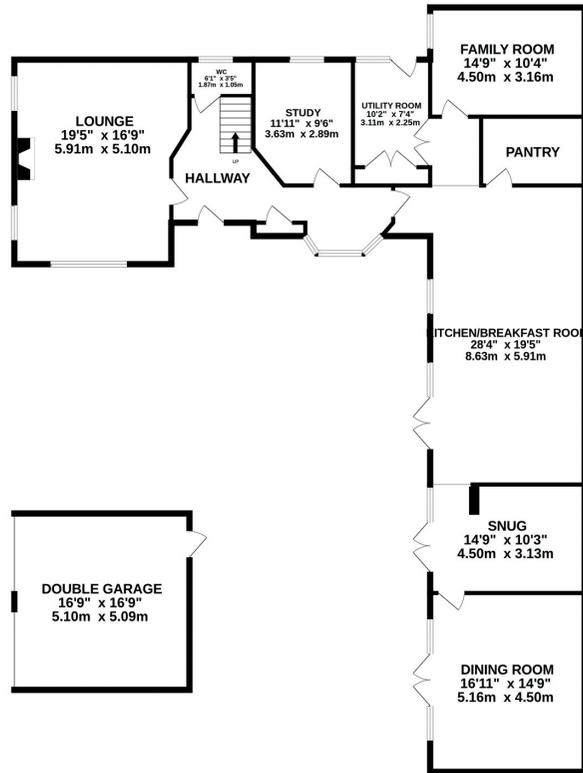




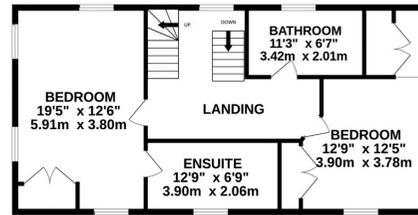
On the first floor are two double bedrooms, including the principal suite which benefits from a spacious en-suite bathroom and an extensive range of built-in furniture. A well-appointed family bathroom also serves this level. The second floor provides two further bedrooms, ideal for family, guests or flexible use.



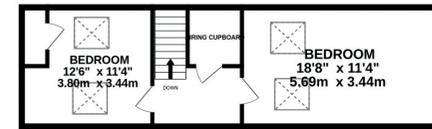
GROUND FLOOR
2042 sq.ft. (189.7 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.5 sq.m.) approx.



2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 3260 sq.ft. (302.8 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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Externally, the property continues to impress. To the front is a private courtyard-style garden, accessed from several of the reception rooms, featuring a central water feature, BBQ area, patio seating space and low-maintenance artificial lawn — perfect for entertaining.

To the side is an additional lawned garden, offering further outdoor space.

A detached double garage with power and lighting, along with a generous driveway providing ample off-road parking, completes the property.

This exceptional home is truly a 'one-off'. Strong interest is anticipated and early viewing is highly recommended. Priced realistically, we do not expect this property to remain available for long — register your interest today.







OSCAR JAMES

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