

1 Manor Close  
Great Harrowden  
NN9 5AG

£650,000 Guide Price

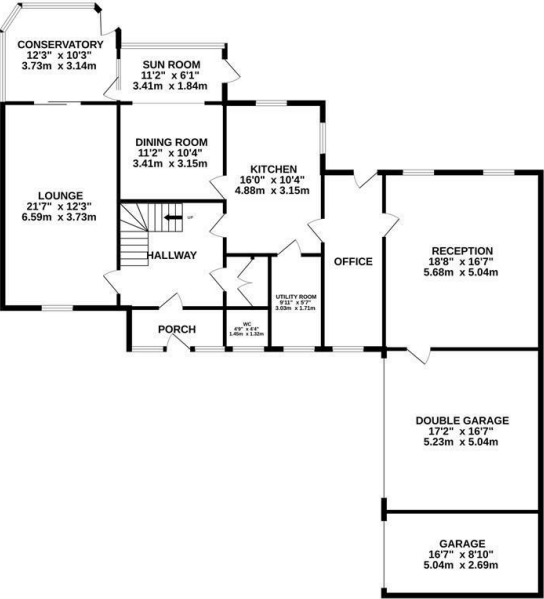


OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
1865 sq.ft. (173.3 sq.m.) approx.

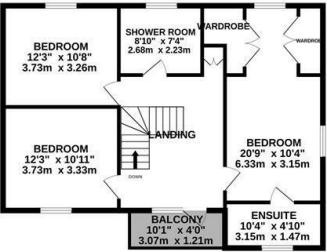


TOTAL FLOOR AREA: 2637 sq.ft. (244.9 sq.m.) approx.

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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1ST FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



## AT A GLANCE...



Two large reception rooms



Kitchen with integrated appliances and formal dining room



Three double bedrooms



En suite to master bedroom, family shower room & W/C



Sizable front and back garden



Triple attached garage and off-road parking for multiple vehicles



## WHAT'S GREAT?

Situated in the highly sought-after village of Great Harrowden, this substantial detached family home offers over 2,600 sq. ft. of versatile accommodation and presents an excellent opportunity for a purchaser looking to create a superb village residence. Offered to the market with no onward chain, the property boasts generous room proportions and exceptional potential throughout.

The ground floor is centred around a welcoming entrance hall with access to a spacious 21ft lounge, separate dining room and a bright conservatory leading through to a sun room, creating an ideal space for entertaining and enjoying views of the garden. The well-proportioned kitchen with integrated appliances is complemented by a utility room and cloakroom, while a separate office provides an excellent work-from-home space. To the opposite side of the property is a large reception room, offering flexibility as a family room, games room or potential annexe (subject to any necessary consents).

Upstairs, the property offers three generous double bedrooms, with the original fourth bedroom having been thoughtfully incorporated into the impressive principal suite to create a spacious dressing room. The principal bedroom also benefits from an en-suite shower room. The remaining bedrooms are served by a family shower room, while ample built-in storage completes the first-floor accommodation. Should a purchaser wish, the layout could be reconfigured to reinstate the fourth bedroom, subject to their individual requirements.

Externally, the property benefits from an extensive garage complex comprising a double garage and an additional single garage, providing excellent storage, workshop space or potential for further adaptation. The generous plot offers scope for landscaping and enhancement to complement the property's sizeable accommodation.

This is a rare opportunity to acquire a spacious family home in one of Northamptonshire's most desirable village locations.

...expect excellence



# SELLER'S SECRET

A much-loved home, cherished for its generous living and entertaining space, private gardens and the friendly community of Great Harrowden.



## Why we like it....

Properties of this size and position rarely become available in Great Harrowden, making this an excellent purchase for buyers seeking a long-term family home with considerable potential for enhancement.

# OSCAR JAMES

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To buy or not to buy....

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