

HENDERSON CONNELLAN

ESTATE AGENTS



Church Green, Barnwell PE8
"English Beauty"

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This striking detached stone residence set under a thatch roof is set in this beautiful village with wonderful views of the village green to the front and Estate pasture land to the back. Built in 2001, the sympathetic design provides traditional architectural detail coupled with a sensational interior finished to an exacting standard. Barnwell has a vibrant pub and restaurant The Montagu Arms, waterside walks as well as ultra convenient access to picturesque Oundle. The entrance hall enjoys Oak flooring leading to a guest cloakroom/shower room, the living room has an inglenook fireplace with the warmth of a wood burner, the snug is versatile and the study has custom designer furniture ideal for home working. The bespoke kitchen/dining/family room has granite worksurfaces and central island flowing to the dining/family area with a fabulous double sided fireplace as well as views over the gardens. Upstairs the landing has plenty of storage and leads to a principal bathroom and four double sized bedrooms, the principal and guest bedroom with fitted wardrobes and sumptuous ensembles. Schuco aluminium flush casement windows, and a Hybrid heating system offers efficiency combining gas boiler coupled with air source heat pump. Outside the sweeping gravel driveway provides plenty of parking and leads to a double garage with electric door, the fore garden is enclosed by stone walling, the lovely rear garden has natural stone patio, the perfect vantage point from which to admire this sensational home and idyllic setting, the Church providing an impressive backdrop and illuminated by night.

Living Room - 5.23m x 4.06m (17'2" x 13'4")

Dining/Family Room - 5.26m x 3.3m (17'3" x 10'10")

Kitchen/Breakfast Room - 3.84m x 3.63m (12'7" x 11'11")

Study - 2.97m x 2.92m (9'9" x 9'7")

Snug - 4.06m x 3.28m (13'4" x 10'9")

Shower Room - 1.96m x 1.65m (6'5" x 5'5")

Utility Room - 1.65m x 1.63m (5'5" x 5'4")

Bedroom One - 3.51m x 3.3m (11'6" x 10'10")

Ensuite - 3.45m x 2.57m (11'4" x 8'5")

Bedroom Two - 4.06m x 3.15m (13'4" x 10'4")

Ensuite - 2.54m x 1.55m (8'4" x 5'1")

Bedroom Three - 4.22m x 3.43m (13'10" x 11'3")

Bedroom Four - 2.84m x 2.64m (9'4" x 8'8")

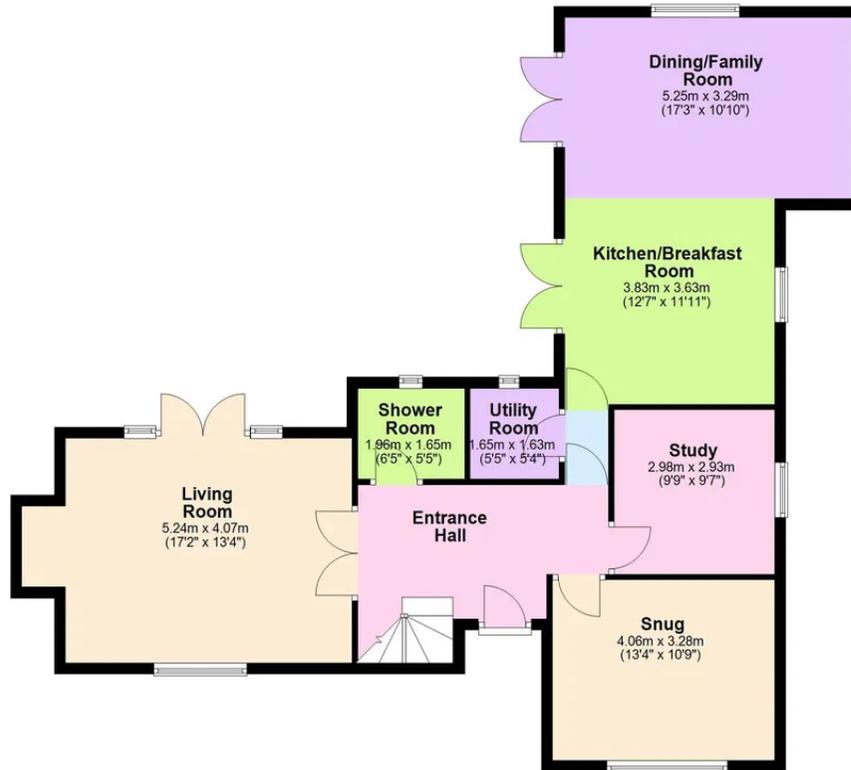
Bathroom - 2.57m x 2.54m (8'5" x 8'4")

EPC RATING: PENDING COUNCIL TAX: G





Ground Floor
 Approx. 97.1 sq. metres (1044.9 sq. feet)



First Floor
 Approx. 94.5 sq. metres (1016.8 sq. feet)



Total area: approx. 191.5 sq. metres (2061.7 sq. feet)

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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.

