

West Barn Church Lane
Stow Longa
Cambridgeshire
PE28 0TN

£1,350,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Stow Longa is a traditional, rural village located on the cusp of the Cambridgeshire and Northamptonshire border with easy links to neighbouring Kimbolton and its excellent school and Spaldwick where you will find The George which is an historic former coaching inn, Grafham Water is also close by.

On arrival at West Barn you're greeted by a gated driveway with the double garage.

A high quality and standard of finish is instantly apparent with oak flooring and internal doors throughout, exposed timber beams, hand-made bespoke windows and under floor heating.

From the entrance hall there is a double height reception room with bedrooms two and three and their own separate en-suite shower rooms on the first floor which are split by the large galleried landing.

Bedrooms four and five are on the ground floor and have a Jack and Jill bathroom. Further on past the patio doors which overlook a wonderful courtyard, there is the master bedroom with its separate en-suite bathroom complete with double shower and free standing bath and

large dressing room.

A glass lined hallway with access to cloak and boiler rooms leads on to the living room which features that lovely outlook in to the courtyard, a wood burner and bi-folding doors to the opposite side which open out in to the extremely spacious rear garden.

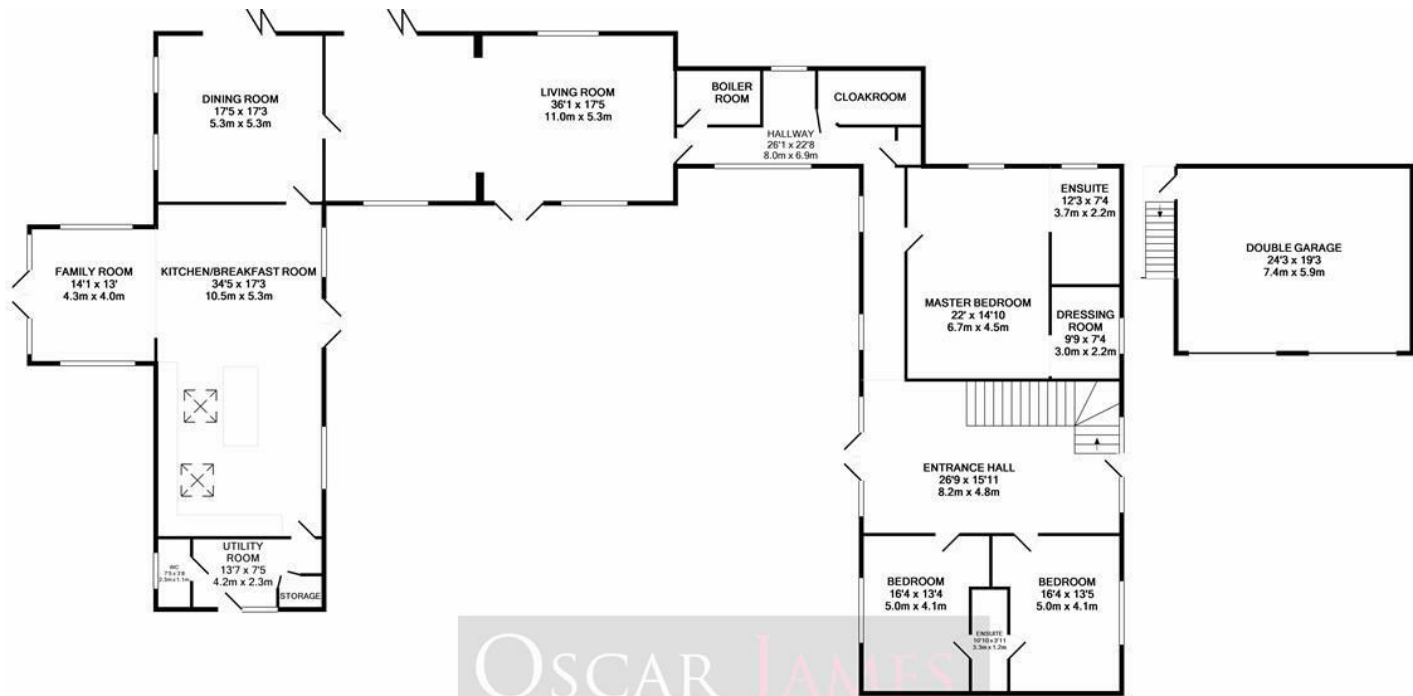
There is a formal dining room, again with bi-folding doors which then leads on to the most breath taking kitchen, breakfast and family room with a stunning view out over the rear garden, wood burner and exposed beams.

The kitchen is bespoke and hand-made by Wychwood English Interiors and comes complete with integrated appliances and both granite and Iroko worktops and limestone flooring. A separate utility room and WC complete this magnificent home.

Outside, there is a large rear garden with separate patio areas which ensures that there are numerous options for enjoying the outside space which retains an excellent degree of privacy.

...expect excellence

FLOOR PLAN

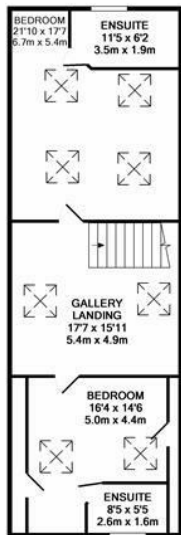


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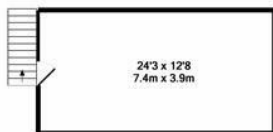
GROUND FLOOR
APPROX. FLOOR
AREA 4044 SQ. FT.
(376.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 5329 SQ. FT. (495.1 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
APPROX. FLOOR
AREA 1285 SQ. FT.
(119.4 SQ. M.)





AT A GLANCE...



Extremely flexible living accommodation.



Bespoke hand-made Wychwood English Interiors kitchen.



Five double bedrooms.



En-suites to each bedroom including a Jack and Jill bathroom.



Set in approx. 2 acres of land



Double garage and extensive parking on private gated drive.





SELLER'S SECRET

This has been a fantastic project for us to turn what was once a plot of land and some old buildings in to what it is today.

When we planned the build, we wanted something that was really functional with good living space and that of a good quality standard.

We love the area, the village is so quiet and peaceful and there are numerous country walks only seconds away whilst having a range of good facilities really close by with the neighbouring villages and towns within easy reach.



Why we like it....

West Barn has been lovingly developed by the current owners who have created a most wonderful and spacious home from what once was old farm buildings.

In its current guise, the property can rightly boast five double bedrooms, four separate reception rooms, a double garage with its own self-contained storage area and driveway with space for a number of vehicles.

With the work completed over the past three years, there is a wonderful fuse of modern and contemporary features along with a delightful nod to the past and country location.

To buy or not to buy....

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