



**The Grange** Northamptonshire

OSCAR JAMES



# The Grange

Cranford Road  
Barton Seagrave  
Northamptonshire  
NN15 5JL

The Grange is a stunning, 17th century former farmhouse which has been sympathetically modernised and restored to the highest of standards, enjoying a plot of just over two acres and around 5500 sq. ft. of living accommodation.

Built in mellow stone with parts of the house dating back to the 1700s, this detached residence faces South and offers exceptional accommodation over three floors.

- Recently renovated to the highest standard
- 5500 sq. ft. of living accommodation
- Approx. 2 acre plot
- Beautifully appointed kitchen and bathrooms
- Tennis court
- Natural pond
- Access to bridleways
- An absolute must view property



Approached via the main entrance into a large reception hallway, which leads through to the drawing room on the left and a second sitting room to the right. To the rear is a second hallway which links the lower ground accommodation, with access to the dining room, play room / study, stunning kitchen family room, utility room, boot room and steps to a double cellar.







On the first floor you will find the master suite with generous bedroom which leads into a connecting dressing room and stylishly refitted ensuite beyond. There are two further large bedrooms, along with a second bathroom, study / library area and ample storage space on this floor.

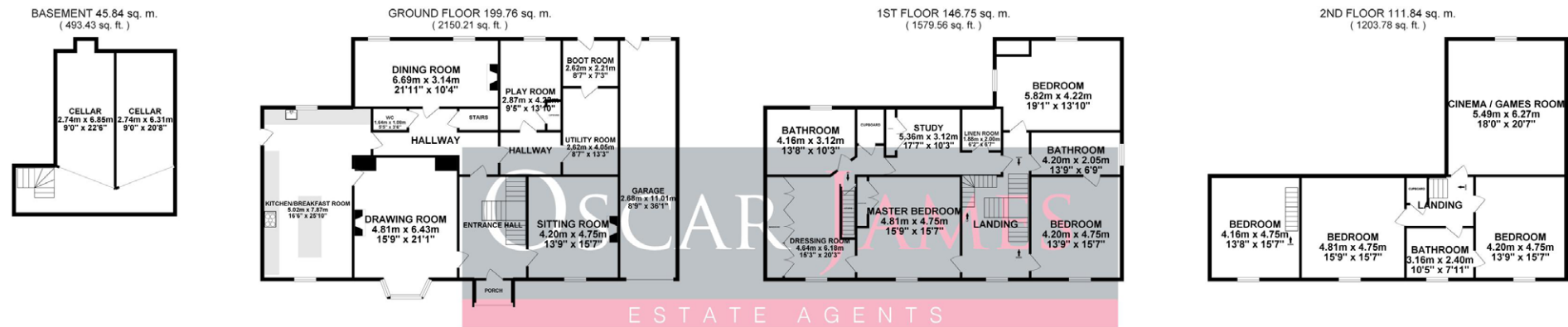
On the second floor you will find three further large bedrooms and a beautifully refitted bathroom. The current vendors use one of these rooms as a games room for their young children. We think it could also make an excellent cinema room too!



5  
Bedrooms







TOTAL FLOOR AREA : 504.18 sq. m. ( 5426.99 sq. ft. ) 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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The impressive driveway leads up to the house and two garages, with outside lights, ample parking and a turning circle.

The gardens and grounds are a delightful mixture of ponds, streams with footbridges, mature trees and bushes which create a wonderful tranquil hideaway with access to local bridleways.

There is also a recently restored tennis court with adjoining terrace and BBQ area along with a lovely decked area which is directly accessible from the kitchen.

This incredible property can only be truly appreciated by way of an internal viewing, to arrange yours contact sole selling agents Oscar James on 01536 415777 today.







# OSCAR JAMES

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