

The Barn Oakley Road  
Pipewell  
Northamptonshire  
NN14 1QY

£625,000



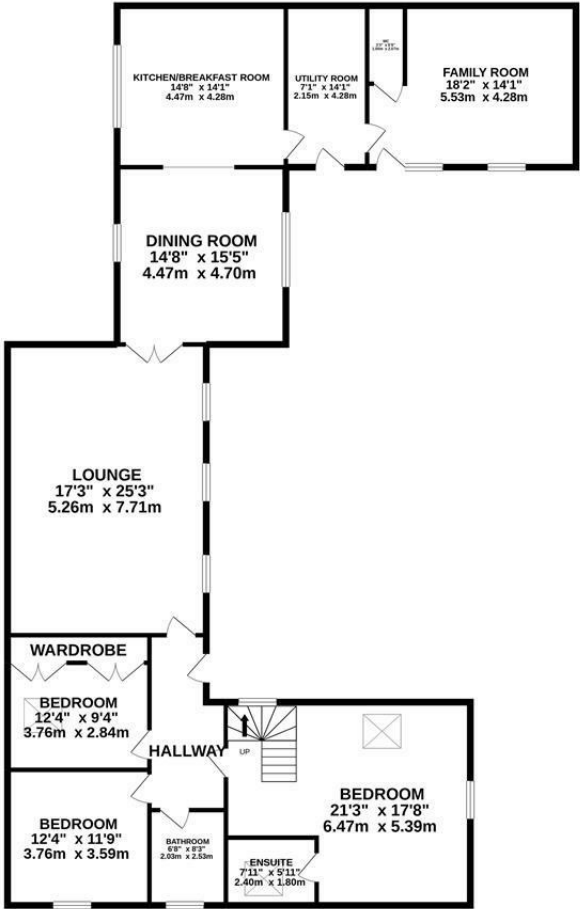
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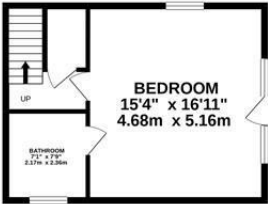


# FLOOR PLANS

GROUND FLOOR  
2033 sq. ft. (188.9 sq.m.) approx.



LOWER GROUND FLOOR  
380 sq. ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 2414 sq. ft. (224.2 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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## AT A GLANCE...



Three reception rooms



Modern kitchen/breakfast room



Four bedrooms



Refitted shower room, ensuite to master and second bedroom and cloakroom



Secluded garden



Double car port and off road parking





## WHAT'S GREAT?

**PRICED TO SELL !!! CALL TODAY!!!! VIDEO TOUR AVAILABLE!!** An exceptional barn conversion with private entrance and surrounding garden with a double car port and off road parking for numerous vehicles situated in a secluded and picturesque setting enjoying excellent road links and within close proximity of neighbouring towns of Market Harborough, Corby and Kettering.

This stunning property was thoughtfully converted over 20 years ago and is sympathetic to its surroundings with generous private garden and courtyard entertaining area.

Brimming with character and charm, the property provides generous accommodation with a stunning lounge with vaulted ceiling, large picture windows over looking the garden and feature fireplace with multi fuel burner perfect for cosy winter evenings.

There are four large bedrooms, two of which enjoy ensuite facilities, currently the master bedroom and bedroom two have joint access so this area could easily work as an annexe for

a relative if required. Expect to also find a stunning refitted shower room servicing bedrooms three and four.

In addition, the property benefits from a second lounge/family room, a large kitchen with feature island to the centre for the budding chef which connects through to the generous formal dining room. There is also a good size utility room and cloakroom to complete the accommodation.

Other benefits include, remote control electric gates, double carport, patio areas for entertaining and a beautiful enclosed wooded garden area with lawn, shrubs and flower beds.

Call sole selling agents Oscar James to arrange your viewing today.

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# SELLER'S SECRET



Why we like it....

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To buy or not to buy....

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