

## Grangewood Barn Grange Road, Geddington, NN14



### Offers Over £900,000

Nestled in an idyllic rural woodland setting just a mile from the historic and picturesque village of Geddington is this substantial, and immaculately presented, stone constructed family home.

The accommodation benefits from oil fired central heating, solar panels (with an approximate £2,000 per annum input), double glazing and a security alarm system. It briefly comprises: Porch, reception Hall, cloakroom/WC, bespoke fitted kitchen/breakfast room by 'Wychwood', utility room, extended garden room opening out to a private walled courtyard garden, lounge, dining room, landing, four double bedrooms, en-suite and family bathroom.

The property is approached via a long private driveway proving multi vehicle parking and there is a double garage.

Also offered with the benefit of no upward chain, we would highly recommend an early internal viewing.

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## Entrance Porch 5'2" x 4'11" (1.57m x 1.50m)

Accessed via solid timber and stained glass paneled front door. Dual aspect double-glazed windows. Natural slate flooring. Exposed stone walls. Glazed door to entrance hall.

## Reception Hall 15'5" x 13'10" (4.70m x 4.22m)



Light oak flooring. Double-glazed window to front elevation. Timber skirting boards and architraves. Stairs rising to first floor with under-stairs storage cupboard. Two radiators. Double-glazed window to side elevation. Double timber doors to spacious cloaks cupboard. Timber doors to rooms.

## Cloakroom/WC



Pedestal wash hand basin and low-level WC. Natural slate flooring. Half height complementary tiling. Radiator. Opaque double-glazed window.

## Kitchen/Breakfast Room 15'10" x 14'9" (4.83m x 4.50m)



Handmade luxury fitted kitchen by 'Wychwood'. Range of solid timber fronted base and wall units to include spice drawers, trays and dresser unit. Solid marble molded work-surfaces with matching splash-backs. Fitted automatic dishwasher. Electric range style cooker with extractor over. Ceiling beams. Fitted book shelving. Natural slate flooring. Double-glazed windows to side and rear elevations. Boxed radiator. Single sink and molded drainer. Door to utility room.

## (Kitchen/Breakfast Room Photo Two)



(Kitchen/Breakfast Room Photo Three)



(View From Kitchen)



Utility Room 11'10" x 5'11" (3.61m x 1.80m)



Fitted base and wall units. Marble work-surfaces and complementary tiled splash-backs. Space and plumbing for automatic washing machine. Space for American style fridge-freezer. Fitted wine fridge. Oil-fired central heating boiler. Double-glazed window to side elevation. Double-glazed door leading outside.

(Utility Room Photo Two)



## Garden Room



10'11" x 10'1 (3.33m x 3.07m) and 19'3" x 7'2" (5.87m x 2.18m)

Extended garden room with natural slate flooring. Exposed stone and timber opening to extension. Double-glazed double doors to courtyard garden. Double-glazed windows to rear and side. Ceiling fan. Pitched ceiling. Exposed stone walls. Radiator.

## (Garden Room Photo Two)



## (Garden Room Photo Three)



## Lounge 19'3" x 15'5" (5.87m x 4.70m)



Double-glazed dual aspect windows and French doors opening out to garden. Inglenook style stone constructed fireplace incorporating cast iron wood-burning stove. Ceiling beams. Three wall lights. Two radiators.

(Lounge Photo Two)



Dining Room 19'6" x 11'4" (5.94m x 3.45m)



Oak flooring. Double-glazed dual aspect windows. Three wall lights. Exposed ceiling beams.

(Dining Room Photo Two)



Study 14'9" x 11'3" (4.50m x 3.43m)



Engineered oak flooring. Double-glazed window to side elevation. Two wall lights. Television point.

Landing



Timber balustrade. Access to loft space. Three wall lights. Airing cupboard housing lagged hot water tank. Solid timber doors to rooms.

Bedroom One 15'10" x 14'10" (4.83m x 4.52m)



Double-glazed windows to front and side elevations.  
Fitted wardrobes. Radiator. Wall light. Door to en-suite.

(Bedroom One Photo Two)

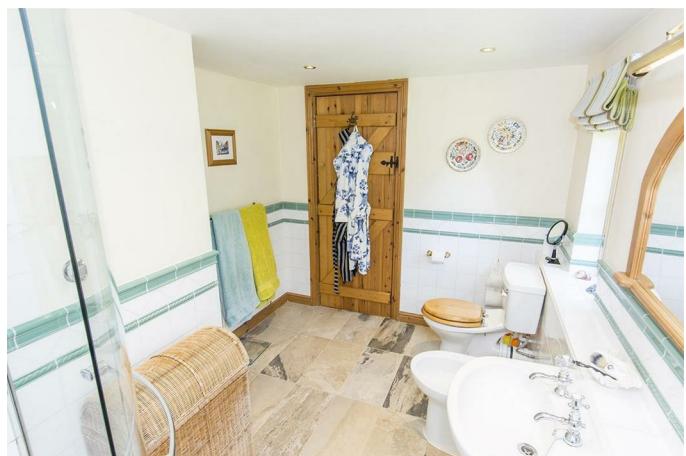


En-Suite 10'11" x 7'10" (3.33m x 2.39m)



Large fitted shower cubicle with rain style mains shower fitment. Pedestal wash hand basin, bidet and low-level WC. Two double-glazed windows. Half-height tiled walls. Tiled flooring. Electric shaver point. Radiator.

(En-Suite Photo Two)



Bedroom Two 19'6" x 11'5" (5.94m x 3.48m)



Double-glazed dual aspect windows. Radiator. Three wall lights.

(Bedroom Two Photo Two)



Bedroom Three 15'3" x 10'4" (4.65m x 3.15m)



Double-glazed dual aspects windows. Built-in double wardrobe. Radiator.

(Bedroom Three Photo Two)



Bedroom Four 14'11" x 11'5" (4.55m x 3.48m)



Double-glazed window to rear aspect. Radiator.

(Bedroom Four Photo Two)



Family Bathroom



Roll top bath. Pedestal wash hand basin and low-level WC. Shower cubicle with mains shower fitment. Complementary tiled walls and flooring. Radiator. Electric shaver point. Double-glazed window to rear.

(Family Bathroom Photo Two)





Front



(Driveway Photo One)



The front garden is accessed via secure remote controlled gates and a long graveled driveway providing multi car parking. Further block paved parking to the front of the garage. Garden mainly comprises a large lawned area with mature tree and fitted bench. Fenced area concealing bins and oil tank. Circular block paved patio seating area with raised beds and central bird bath. Picket fencing. Access to further woodland and garden area rented from Boughton Estates (£150 p/a - further details available from Adams & Jones).

(Front Photo Two)



(Driveway Photo Two)



(View From Front of Driveway)



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Rear



Paved and stepped garden with stone retaining wall, mature borders and trellising. Overlooking woodland gully behind and completely private.

(Rear Photo Two)



(Rear Photo Three)



Further Courtyard Garden



Accessed via garden room. Mainly paved with raised floral borders. Enclosed by brick wall. Outside lighting. Private.

(Further Courtyard Garden Photo Two)





(Further Courtyard Garden Photo Three)



### Double Garage 18'8" x 18'8" (5.69m x 5.69m)

Two remote controlled doors and a personal door. Power and light connected. Storage to rafters.

(Boughton Estates Land - Available to Rent)



### Additional Details

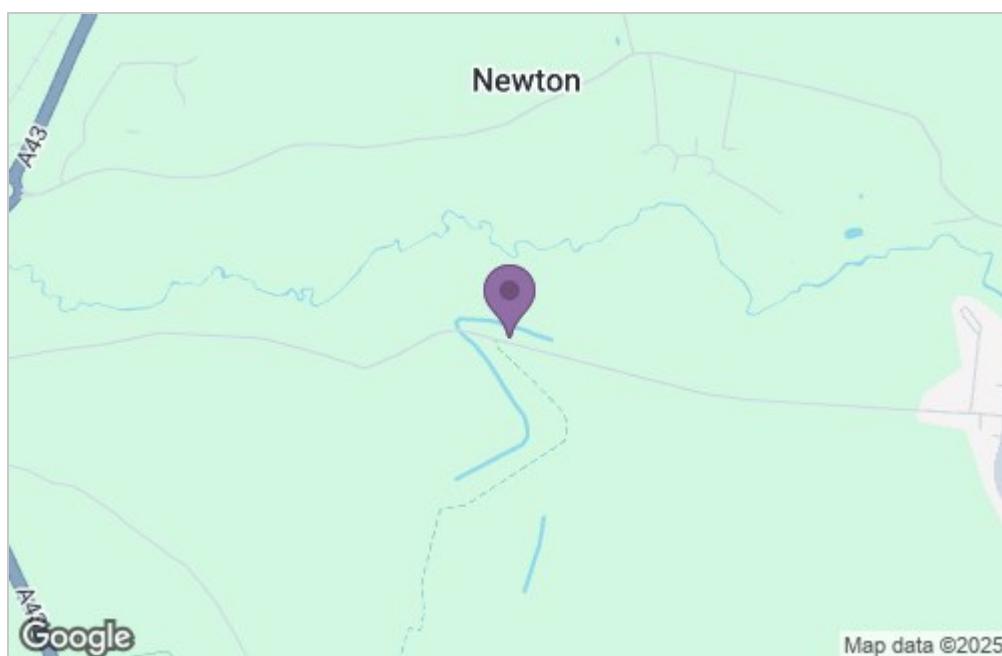
Grangewood Barn is a stunning example of countryside living, set within an exclusive development of five barn conversions and seven properties in total, nestled in the heart of the idyllic village of Geddington. Thoughtfully designed to combine traditional charm with modern comfort, this exceptional home features spacious, light-filled interiors, original architectural details, and high-quality finishes throughout. Located in one of the area's most sought-after villages, Grangewood Barn benefits from a strong sense of community, picturesque walks, and proximity to local amenities, including a historic church and popular village pub.

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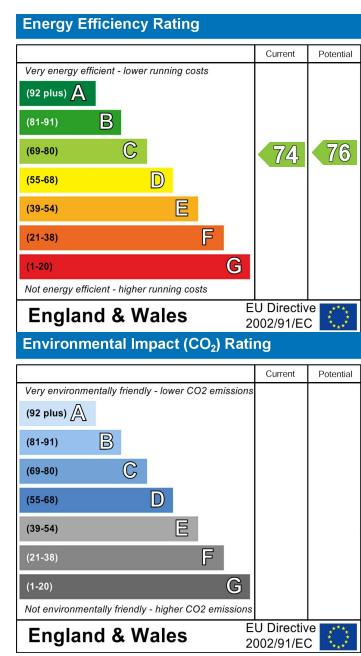
## Floor Plan



## Area Map



## Energy Efficiency Graph



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