

10 High Street  
Great Easton  
LE16 8ST

Offers Over £670,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Ideally situated in the charming village of Great Easton, this exquisite Grade II listed 17th-century stone cottage offers a unique blend of historical elegance and modern comfort. With its picturesque setting on High Street, this property is a true gem for those seeking a tranquil yet vibrant community.

The generously sized kitchen dining room is perfect for family gatherings and entertaining, providing direct access to the beautifully landscaped garden. The lounge, with its inviting atmosphere, also leads to a separate study, offering a quiet space for work or relaxation.

The cottage boasts an impressive five bedrooms, four of which are located on the second floor, while the fifth, situated on the top floor, presents an ideal opportunity for a study or a private retreat. The interior is adorned with stunning period features, including exposed beams, open fireplaces, and

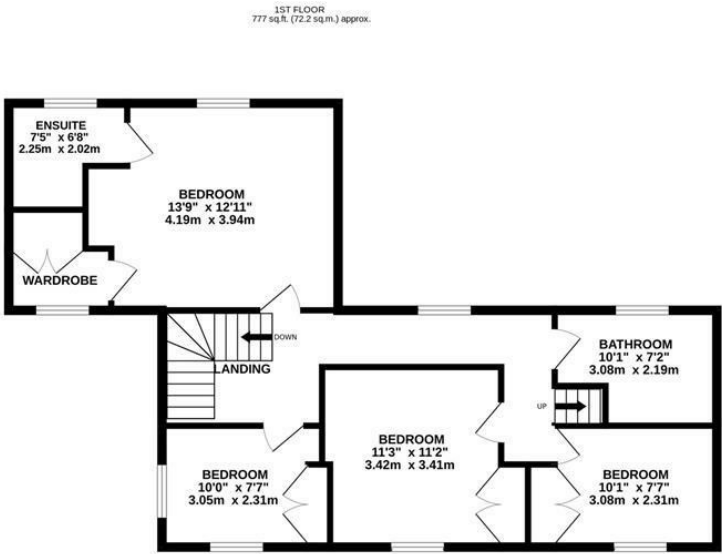
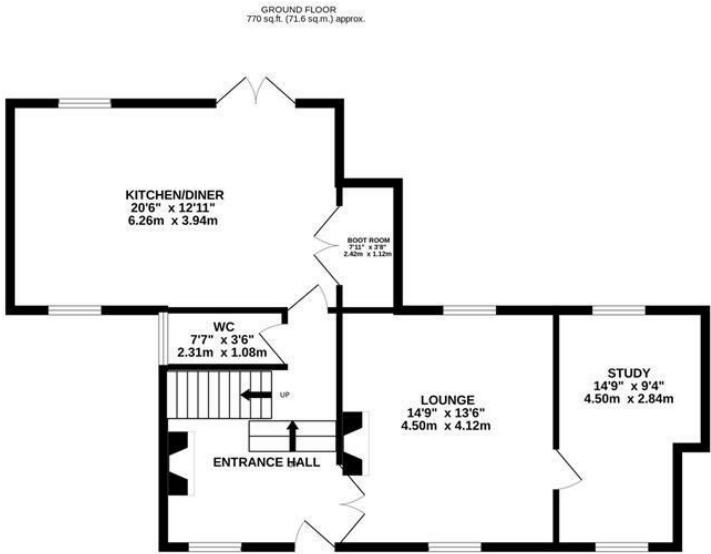
beautiful ironstone, which all contribute to the home's character and warmth.

Externally, the property enjoys a prestigious position, just a stones throw from the popular Sun Inn pub and off-road parking available at both the front and rear, accommodating up to five vehicles. The multi-layered rear garden is a delightful outdoor space, ideal for enjoying the fresh air or hosting summer barbecues.

This remarkable cottage is not just a home; it is a lifestyle choice, offering a perfect blend of historical charm and modern living in one of the most sought-after villages in the region. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress.

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# Floor Plan



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 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...



Large lounge with feature fireplace



Kitchen dining room



Five bedrooms, master with  
ensuite



Family bathroom and guest WC



Landscaped rear garden



Off road parking





# SELLER'S SECRET

Beautifully presented, grade two listed, stone built cottage set in the heart of Great Easton and just a stones throw from the excellent local pub. This property exudes character in a prime location and would be a fantastic home for family or couple looking for a characterful property with a modern twist.



## Why we like it....

The property is located in close proximity to brilliant schools, great bistro pub and train stations with travel links directly into London. Offering five bedrooms and extensive living space throughout making this property the ideal family cottage.

To buy or not to buy....

# OSCAR JAMES

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