

1 High Beech  
Hayway  
Higham  
NN10 6AH

Offers in excess of £800,000



OSCAR JAMES

...expect excellence





Tucked away within an exclusive gated community of just five executive homes - built in 2021 and discreetly set off the prestigious Hayway - this is the first property to be resold in this secluded, sought-after development.

This exceptional detached home has been significantly enhanced by the current owners, including a high-quality loft conversion that transforms it into a spacious six-bedroom residence — making it the largest home in the development.

Immaculately presented throughout, the property welcomes you with a bright and airy entrance hall that leads seamlessly to the ground floor accommodation, which is fully equipped with app-controlled smart home features for modern convenience.

The spacious dual-aspect lounge is a great size and the entire ground and first floors benefit from underfloor heating. The heart of the home is the stunning L-shaped kitchen/dining area, fitted with high-spec integrated

appliances, sleek quartz worktops, a boiling water and filtered tap, and a separate utility room.

Upstairs, the first floor offers four generous double bedrooms, including two en-suites, plus a luxurious family bathroom. Elegant solid oak accents carry through to the third storey, where you'll find two further double bedrooms, offering exceptional flexibility for family life, guests, or home office use.

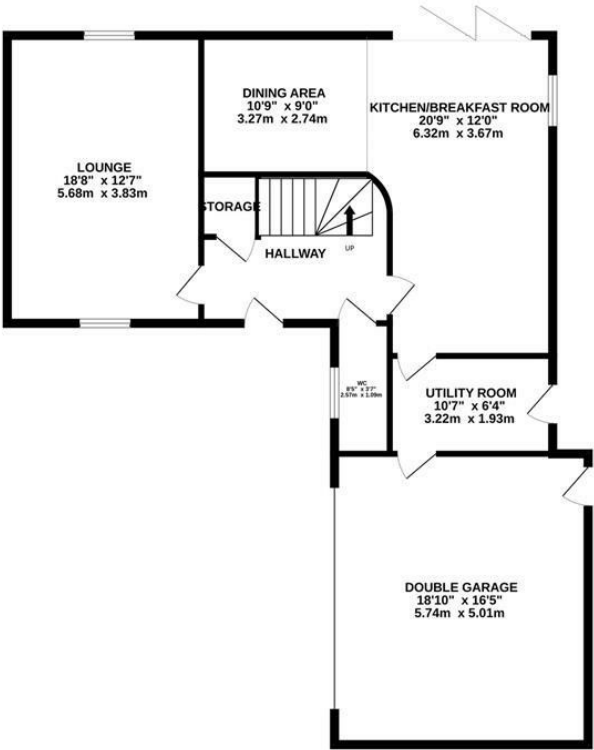
Outside, the private wrap-around garden provides the perfect setting for entertaining, surrounded by the tranquillity of this secluded setting. The property also benefits from ample driveway parking and a double garage with electric app-controlled doors.

Digitally advanced and beautifully designed, this home blends space, style, and exclusivity - a truly rare find in today's market!

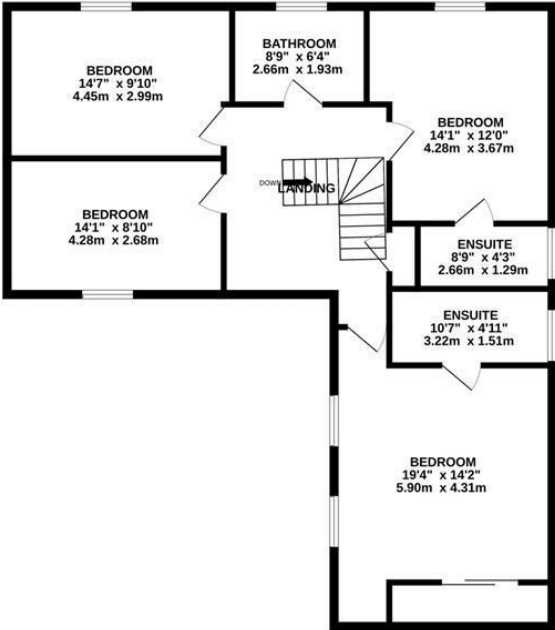
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# Floor Plan

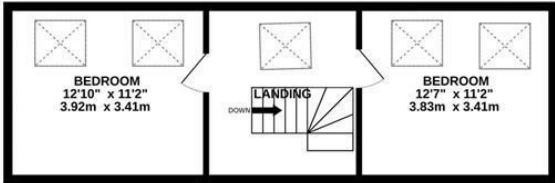
GROUND FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



2ND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 2445 sq.ft. (227.1 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...



Modern Spacious Accommodation  
Throughout



Luxury Kitchen & Utility



Six Double Bedrooms



Two Ensuites, Family Bathroom &  
Cloakroom



Private Rear Garden



Ample Parking & Double Garage









# SELLER'S SECRET

We absolutely love our home and the wonderful community around us. Set back behind secure electric gates, the property offers a great sense of privacy and peace of mind. Over the years, we've truly enjoyed putting our own stamp on the house, especially with a thoughtful conversion that has added even more space and functionality.



## Why we like it....

This home is presented in stunning, turn-key condition—ready for you to move straight in. Ideally located within walking distance of Rushden Lakes and offering excellent road links nearby, it combines convenience with lifestyle. A premium home in a premium location!

# OSCAR JAMES

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To buy or not to buy....

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