



Coles Close, Little Harrowden

OSCAR JAMES

# Coles Close

Little Harrowden

NN9 5DD

**This stunning stone-built, barn-style home offers exceptional proportions and beautifully appointed accommodation arranged over three floors, extending to approximately 4,170 sq. ft. A truly impressive family home, finished to an exceptional standard throughout and situated within an exclusive gated farmyard-style development built by locally renowned, award-winning developers Seagrave Developments in 2020.**

- Stunning stone-built barn-style home extending to approximately 4,170 sq. ft.
- Built in 2020 by award-winning local developers Seagrave Developments
- Exclusive gated farmyard-style development in a desirable semi-rural setting
- Five generous double bedrooms, all with en-suite facilities
- Impressive open-plan kitchen/family room with central island and integrated appliances
- Multiple reception spaces including lounge, games room, and utility room
- Wraparound gardens with countryside views, large terrace, and pergola seating area
- High specification throughout including underfloor heating, EV charging point, bi-fold doors, and double garage



From the moment you arrive, the quality and scale of the accommodation are immediately apparent. The property blends characterful design with luxurious modern living, creating a home perfectly suited to both family life and entertaining.

The ground floor accommodation comprises a striking entrance hall, generous lounge, stunning open-plan kitchen/family room, games room or second reception room, utility room, and ground floor WC. The kitchen sits at the heart of the home and has been beautifully fitted with a large central island, integrated appliances, and a Quooker instant hot water tap, creating a stylish yet practical space for modern living.



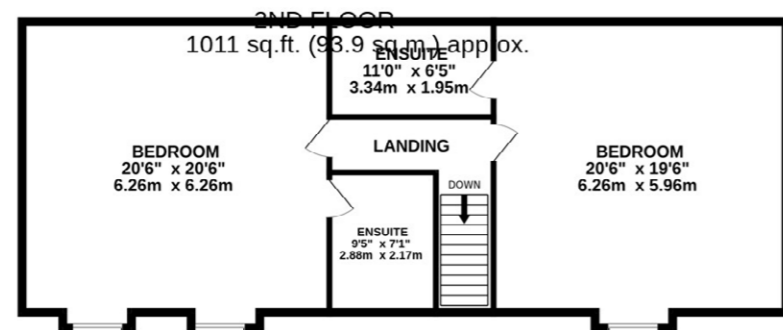
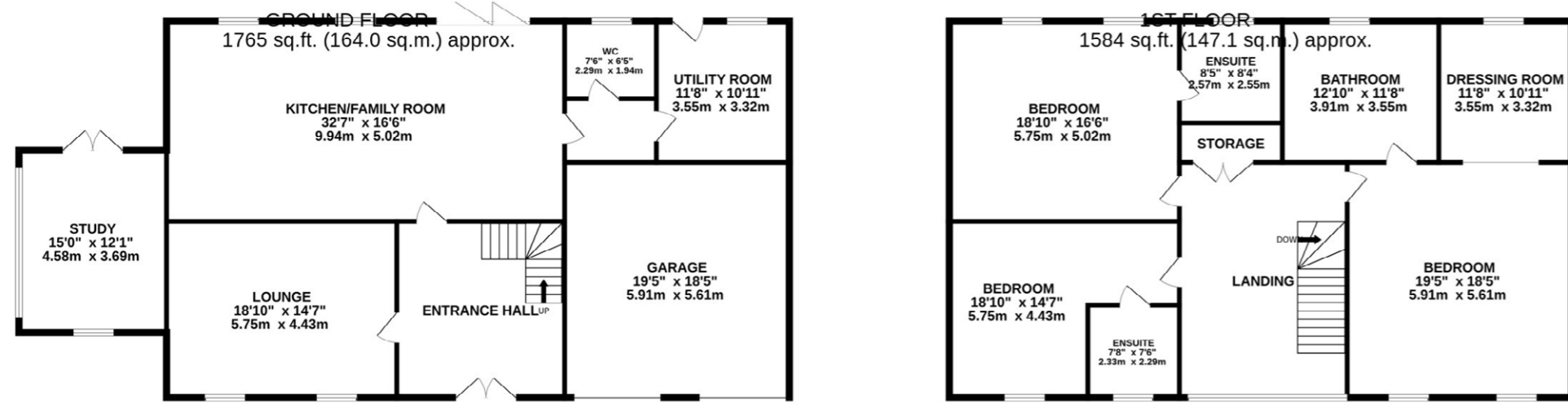
On the first floor are three substantial double bedrooms, all benefitting from fitted wardrobes and luxurious en-suite bathrooms. The principal suite is particularly impressive and also enjoys a large, beautifully fitted dressing room.

The second floor continues to impress with two further generous double bedrooms, both again benefitting from en-suite facilities, making the layout ideal for larger families or visiting guests.



5  
Bedrooms





**TOTAL FLOOR AREA : 4360 sq.ft. (405.1 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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## Outside

Outside, the property enjoys a generous wraparound garden with stunning open field views, offering a wonderful sense of privacy and space. A large terrace provides the perfect entertaining area and has been further enhanced by the addition of a recently constructed pergola and seating area, perfectly positioned to enjoy the sunny aspect and surrounding countryside views.

To the front, a substantial driveway provides ample off-road parking for multiple vehicles and leads to a double garage with electrically operated doors.

The high specification throughout includes underfloor heating to the ground floor, electric vehicle charging point, timber windows, tiled flooring to the entrance hall, kitchen, utility room and WC, luxury sanitary ware, deep skirting boards and cornicing, bi-fold doors, slate roof, and high-quality finishes throughout.

The combination of exceptional build quality, generous accommodation, premium specification, and a convenient yet semi-rural setting makes this an incredibly desirable property.

Properties of this calibre are rarely available, and viewing is highly recommended to fully appreciate everything this exceptional home has to offer. Contact Oscar James today to arrange your viewing.

# OSCAR JAMES

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