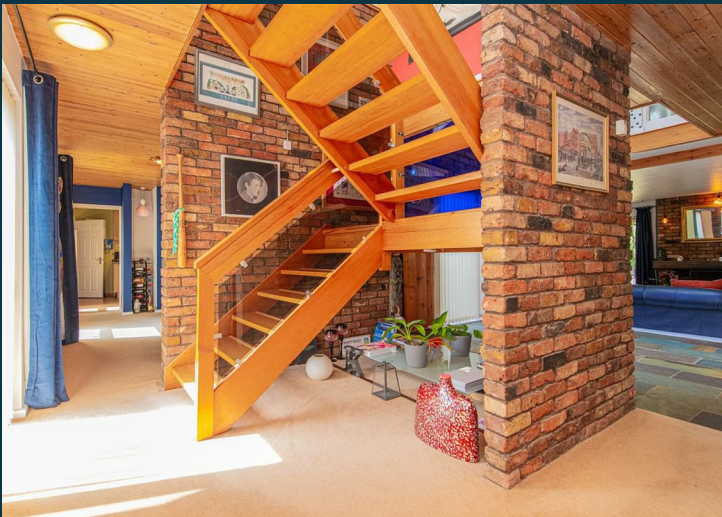


12 Manor Park
Nether Heyford
NN7 3NN

£825,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Situated in the highly sought-after village of Nether Heyford, this remarkable detached residence—bespoke in design and built by Peter Haddon in 1976—offers a rare combination of generous living space, architectural distinction, and truly idyllic surroundings.

Occupying a substantial plot of approximately 0.5 acres, the property enjoys breath-taking views across the River Nene and the surrounding rolling countryside. It provides a peaceful and private retreat, ideal for nature lovers and those seeking tranquillity.

Internally, the home offers huge potential, with four well-proportioned reception rooms, a spacious kitchen, a separate utility room, and a convenient cloakroom—all designed to suit modern family living and effortless entertaining, while making the most of the beautiful views.

Upstairs, there are four double bedrooms, each benefitting from scenic outlooks to the rear. The standout master suite features a distinctive layout with an ensuite, dressing area, and built-in wardrobes. The luxurious family bathroom includes a freestanding roll-top bath perfectly positioned to take in the sweeping countryside beyond.

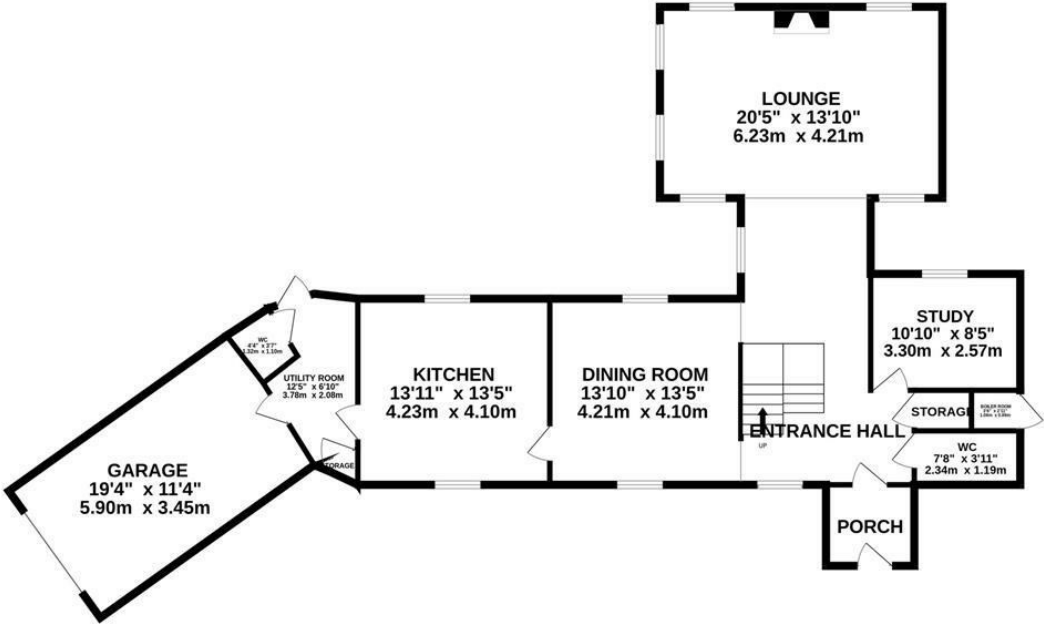
Externally, the property continues to impress, with ample off-road parking, a double garage, and landscaped grounds both front and rear.

Whether you're looking to settle in a peaceful village setting or seeking a unique home with scope to personalise, this property in Nether Heyford is a rare gem—combining spacious accommodation, stunning surroundings, and exceptional potential.

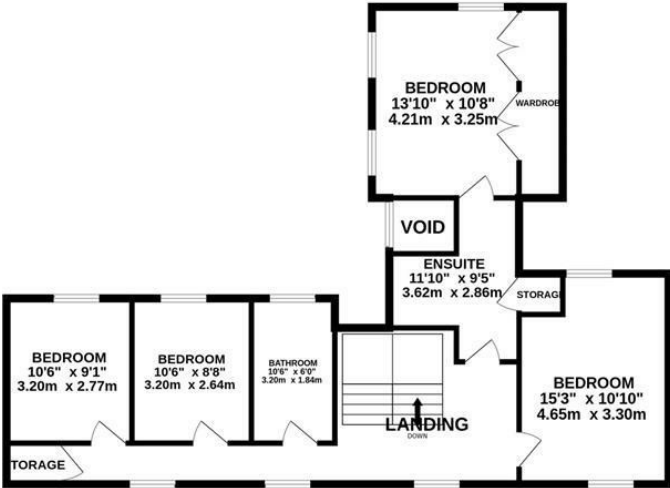
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Floor Plan

GROUND FLOOR
1345 sq.ft. (124.9 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 2260 sq.ft. (209.9 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...



Generous living accommodation throughout



Kitchen with handy utility room



Four double bedrooms



Family bathroom, cloakroom and ensuite



Expansive plot with scenic views



Ample off road parking and double garage





SELLER'S SECRET

The views to the rear blew me away as well as the plot size when I first stepped foot into the property. It was perfect over the years for the kids to enjoy the outside space and ideal for entertaining!



Why we like it....

This home is s unique but offers great potential to create a different layout. The space both internally and externally is rare to find in villages so we know this is a GREAT BUY

To buy or not to buy....

OSCAR JAMES

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