



Butlers Manor Pytchley Road,
Orlingbury, NN14 1JQ

OSCAR JAMES

Guide Price £1,500,000

ESTATE AGENTS

The Property in Brief...

Butlers Manor is an exceptional residence situated in the heart of the picturesque Northamptonshire village of Orlingbury.

Constructed in 2002 to an exacting standard, this remarkable home effortlessly combines traditional architectural elegance with contemporary luxury, creating a truly outstanding family residence.

A magnificent reception hall sets the tone, featuring a full-height ceiling and an impressive stone spiral staircase rising to a galleried landing. The accommodation flows beautifully through a welcoming television room into an elegant formal drawing room, which in turn opens into a stunning oak-framed orangery overlooking the gardens.

At the heart of the home lies a superb handcrafted kitchen, beautifully appointed with a substantial central island, stone work surfaces, a range of Miele appliances and an instant boiling water tap. Designed for both family life and entertaining, it is a space that is as practical as it is impressive. A cosy snug and stylish ground-floor shower room complete the accommodation.

The first floor offers five generously proportioned bedrooms and a family bathroom. The principal bedroom enjoys a luxurious en-suite wet room, while the second bedroom benefits from its own stylish en-suite shower room.

Approached via secure electric gates, the expansive driveway provides ample parking for numerous vehicles and leads to a substantial double garage. The garage also incorporates a useful utility area with plumbing and space for laundry appliances, adding further practicality to this impressive home.

The beautifully landscaped wrap-around gardens provide a wonderful sense of privacy and tranquillity, whilst enjoying charming views towards the village church. Perfectly maintained and thoughtfully designed, the grounds offer an idyllic setting for both entertaining and everyday enjoyment.

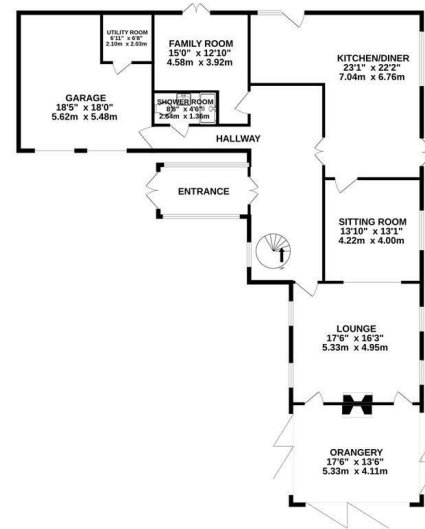
Properties of this calibre are rarely available. Combining exceptional craftsmanship, elegant design and an enviable village setting.



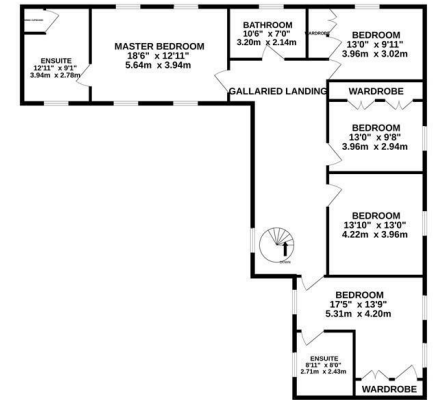
Dimensions

What our vendors say...

GROUND FLOOR
1993 sq.ft. (185.1 sq.m.) approx.

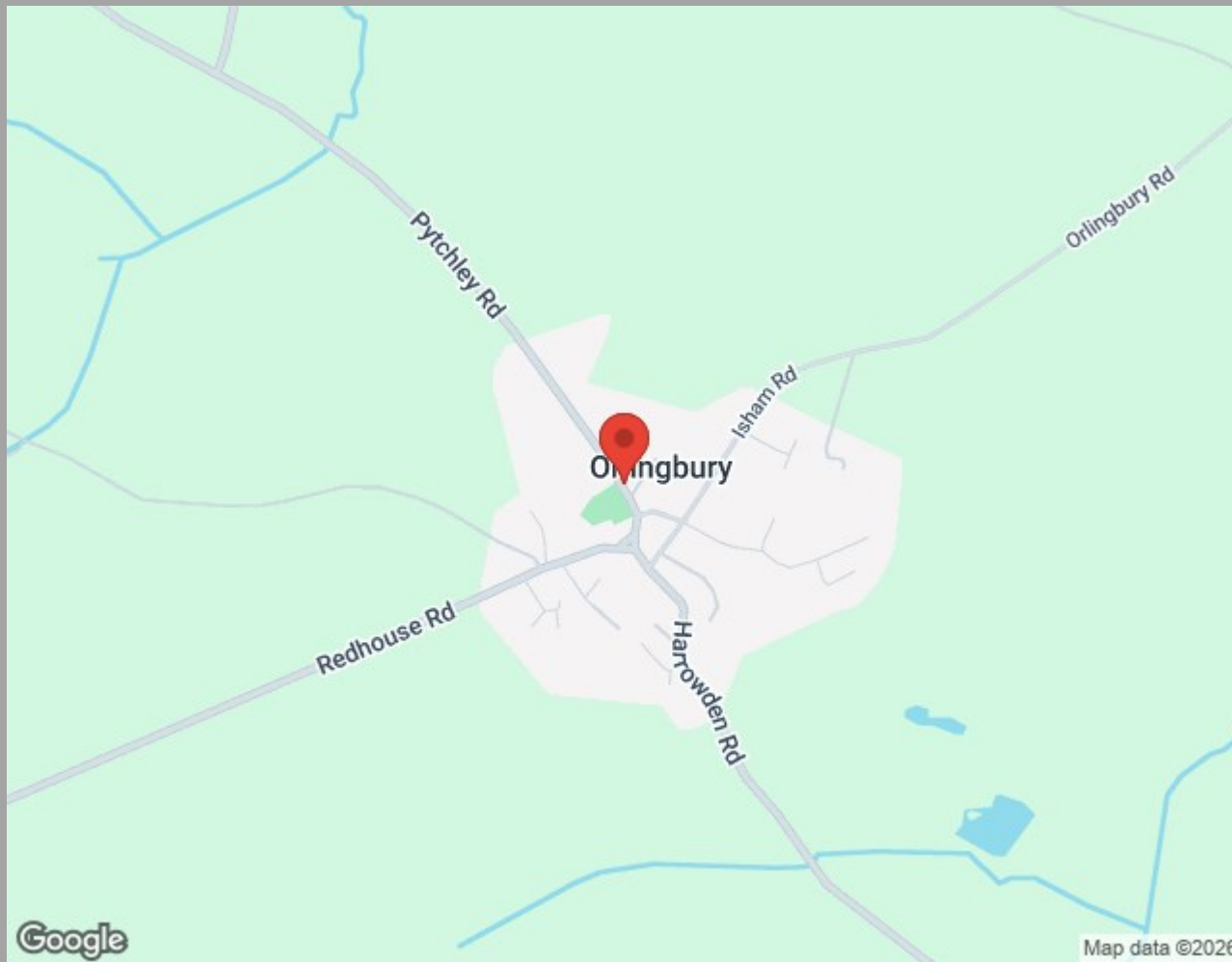


1ST FLOOR
1511 sq.ft. (140.4 sq.m.) approx.



TOTAL FLOOR AREA: 3504 sq.ft. (325.5 sq.m.) approx.

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