



Chapter Barn High Street,  
Burton Latimer, NN15 5LB

OSCAR JAMES

Price Guide £550,000

ESTATE AGENTS

# The Property in Brief...

Oscar James Estate Agents are delighted to present this exceptional and individually designed four-bedroom stone-built home, tucked away within an exclusive and secluded development in the heart of Burton Latimer. Perfectly positioned just moments from popular restaurants, excellent transport connections, and highly regarded schools, this impressive property offers both convenience and privacy in equal measure.

Occupying a private corner plot within a quiet cul-de-sac, the home provides spacious and versatile accommodation throughout, ideal for modern family living.

Arranged over two floors, the ground floor accommodation comprises a welcoming entrance hall, a generous lounge/diner featuring a beautiful fireplace with log burner and French doors opening onto the garden, a separate family room and additional reception room. At the heart of the home is the stunning kitchen/breakfast room, complete with stone worktops, a range of integrated appliances and a further set of French doors leading outside. A utility room and recently refurbished W/C complete the ground floor.

Upstairs, the sense of space continues with four excellent-sized double bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and an elegant en-suite shower room with a double shower enclosure.

Externally, the property enjoys an attractive frontage with off-road parking for two vehicles and a useful storage area. To the rear is a beautifully landscaped and highly private garden, featuring a lawned area and multiple patio and seating spaces, making it perfect for entertaining and summer BBQs.

This truly outstanding home must be viewed to be fully appreciated. To arrange your viewing, contact Oscar James Estate Agents today.



# Dimensions

## Lounge

12'6" x 18'1" (12'06" x 18'01") (3.81 x 5.51)

## Dining Room

9'10" x 13'5" (3.00 x 4.09)

## Kitchen

18'1" x 12'6" (18'01" x 12'06" ) (5.51 x 3.81)

## Master Bedroom

16'5" x 17'5" (16'05" x 17'05" ) (5.00 x 5.31)

## Bedroom Two

12'6" x 12'6" (3.81 x 3.81)

## Bedroom Three

17'5" x 9'6" (17'05" x 9'06" ) (5.31 x 2.90)

## Bedroom Four

13'5" x 7'3" (13'05" x 7'03" ) (4.09 x 2.21)

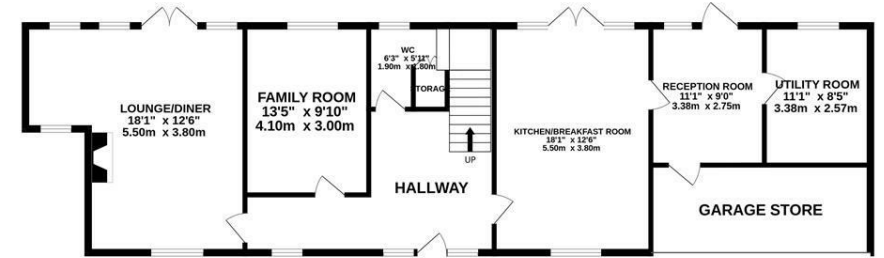
## Bathroom

7'11" x 12'6" (2.41 x 3.81)

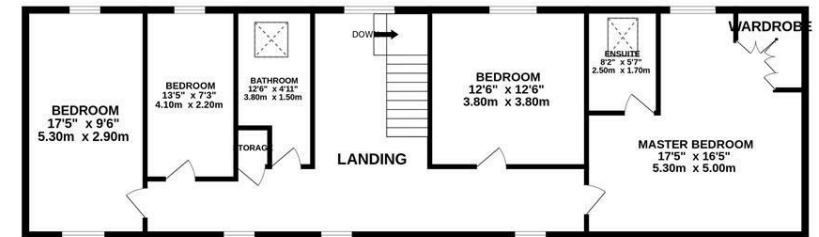
## What our vendors say...

*We have absolutely loved living here. The house offers so much space for family life and entertaining, whilst still feeling warm and welcoming. The private garden and quiet cul-de-sac location have been perfect for us, and having great schools, restaurants, and transport links nearby has made day-to-day life incredibly convenient.*

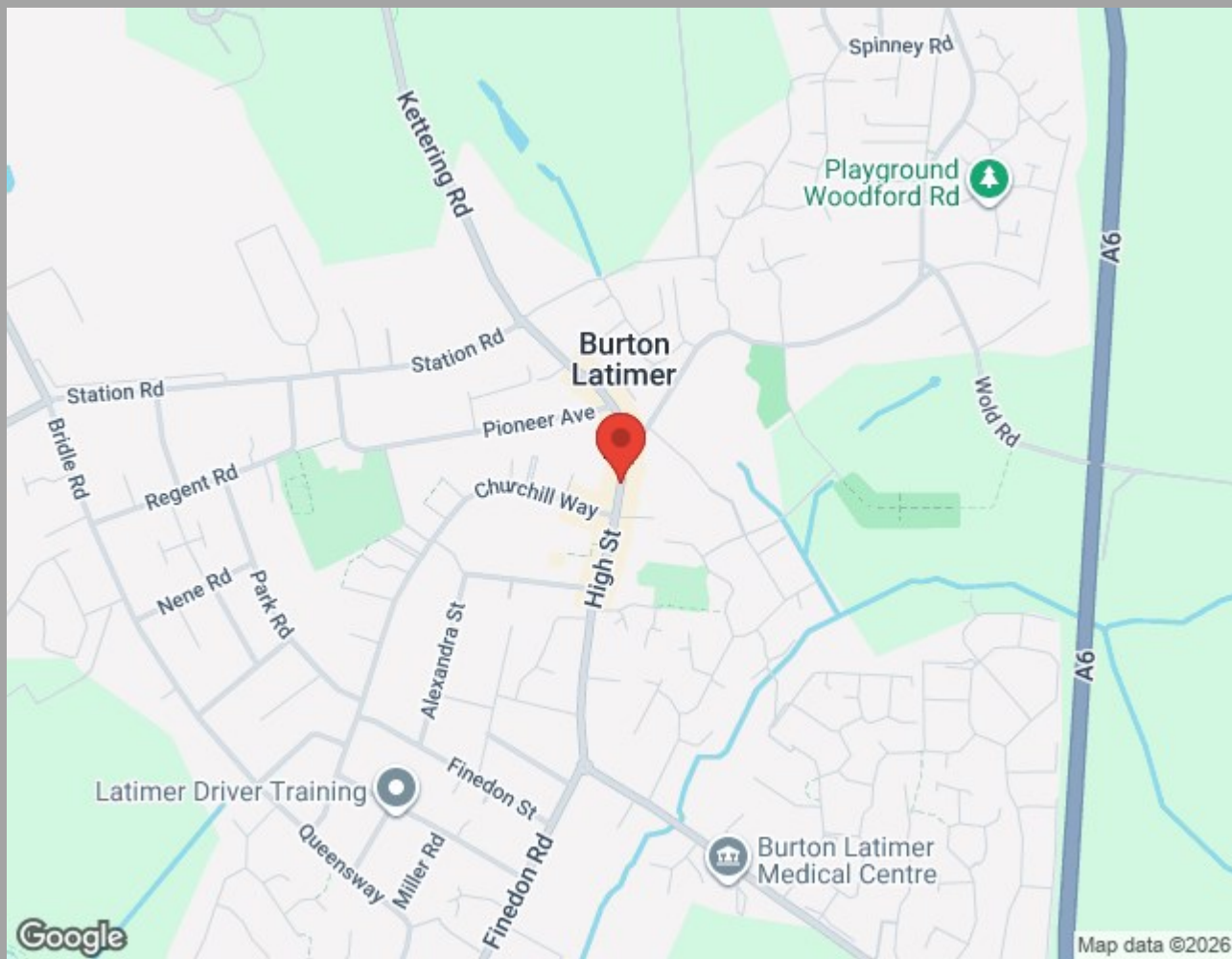
GROUND FLOOR  
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR  
1111 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA: 2268 sq.ft. (210.7 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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