



250 Polwell Lane, Barton Seagrave, Northamptonshire

OSCAR JAMES



250 Polwell Lane  
Barton Seagrave  
Northamptonshire  
NN15 5PD

- Deceptively spacious house of real quality
- Stunning, four bedroom home
- Situated in a wonderfully private plot
- Excellent location
- Two large ground floor reception rooms
- Fabulous kitchen with hand-made units
- Large driveway and double garage

**250 Polwell Lane – A Truly Special Residence**

From the moment you step inside, you'll immediately sense the quality, charm, and character that define this remarkable home. Light and airy throughout, it offers a warm, welcoming atmosphere—one that instantly feels like home.

Set on a generous and highly secluded plot, the beautifully landscaped gardens wrap around the property, offering stunning green views from virtually every window. This is a rare opportunity to own a home where peace, privacy, and nature converge.



**Inside the Property**

This spacious and versatile home is arranged over two floors and offers exceptional accommodation, including:

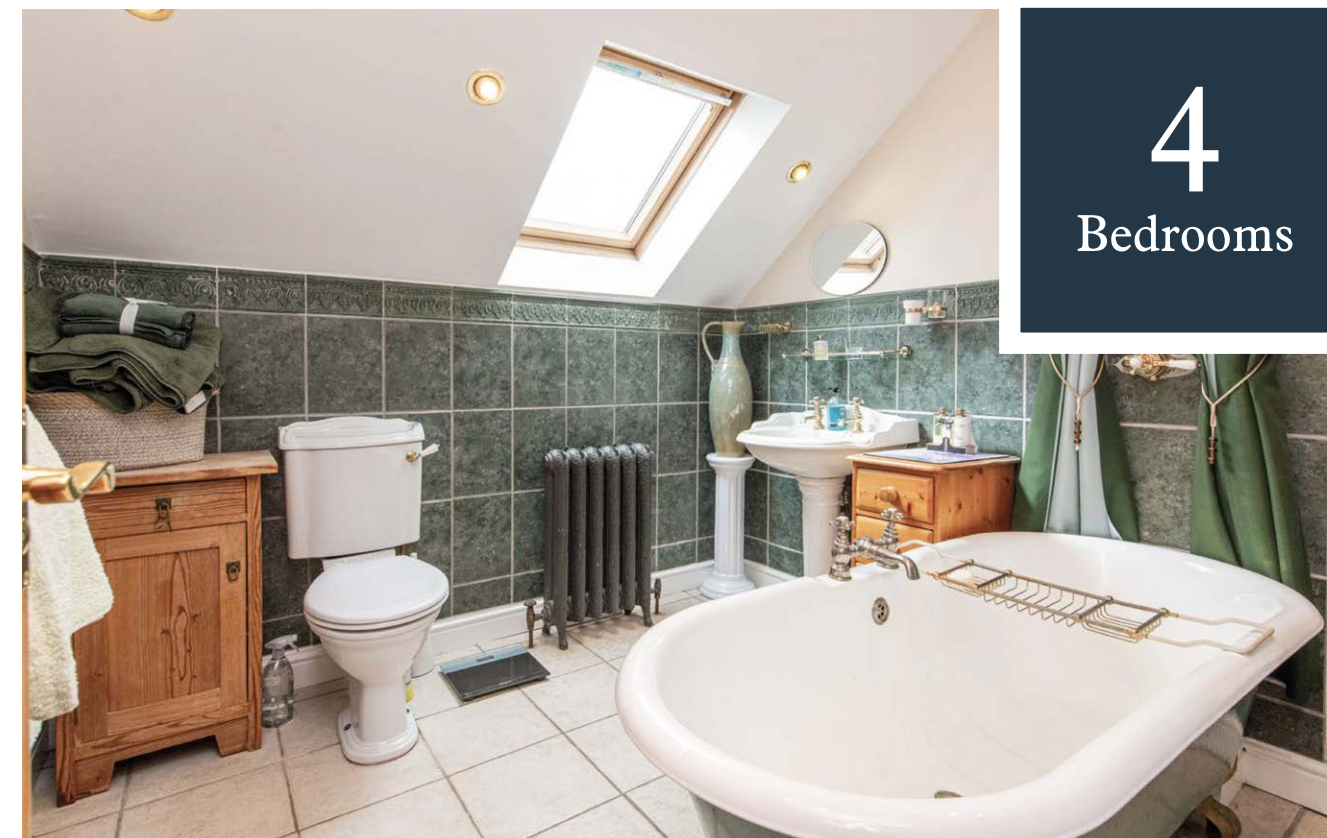
- A breathtaking entrance hallway featuring a bespoke white American oak staircase and a full-height ceiling. A Velux window floods both the hallway and landing with natural light, creating a striking first impression.
- A cosy lounge with a feature wood-burning stove and elegant stone surround—perfect for quiet evenings.
- A generous sitting room, ideal for entertaining, with French doors opening out to the rear garden.
- A fabulous kitchen with handmade units, a traditional Belfast sink, and ample space for a large farmhouse table. It's the true heart of the home, perfect for family gatherings and everyday living.
- Additional ground floor features include a utility room, boot room, cloakroom/WC, and an internal courtesy door to the double garage.





#### Upstairs

- Four well-proportioned bedrooms, including:
- A luxurious master suite with a walk-in wardrobe and a stylish en-suite shower room.
- A beautifully appointed family bathroom, featuring a freestanding roll-top bath—a perfect place to unwind.
- Bedroom four also benefits from its own en-suite shower room, ideal for guests or growing families.
- Bedroom four currently used as a library.

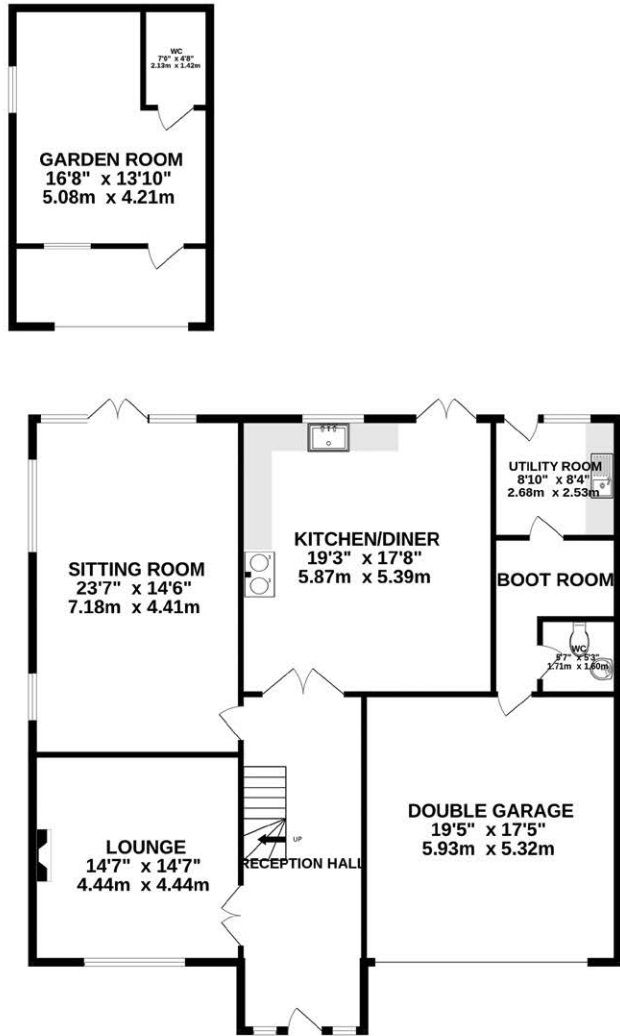


4  
Bedrooms

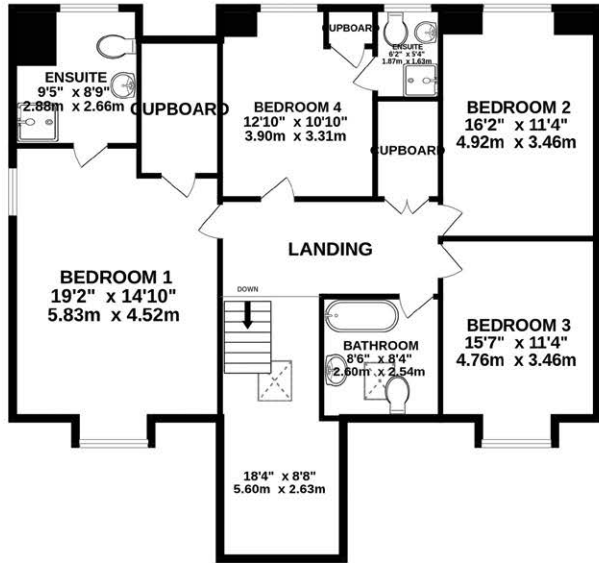




GROUND FLOOR  
1907 sq.ft. (177.2 sq.m.) approx.



1ST FLOOR  
1245 sq.ft. (115.6 sq.m.) approx.



TOTAL FLOOR AREA: 3151 sq.ft. (292.8 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

The gardens are a true highlight—expertly landscaped, lovingly maintained, and brimming with colour and texture. A versatile home office/studio sits tucked away in the garden, complete with power, lighting, and its own WC—ideal for remote working or creative pursuits.

A sweeping driveway to the front leads to an integrated double garage with an electric door, providing both convenience and curb appeal.

This exceptional home is not to be missed. Properties of this calibre, setting, and style rarely stay on the market for long. Schedule your viewing today—you won't be disappointed.

Plot size approx 1/3 acre.





# OSCAR JAMES

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