

40 High Street
Cranford
NN14 4AA

£550,000 Guide Price

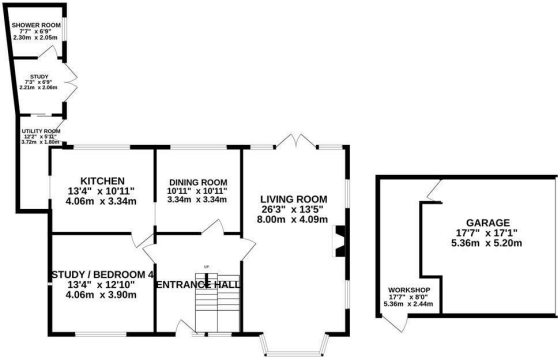


OSCAR JAMES

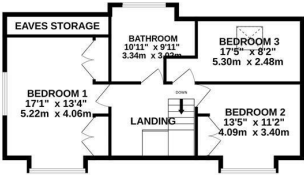
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FLOOR PLANS

GROUND FLOOR
1455 sq.ft. (135.2 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 2166 sq.ft. (201.2 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...



Dual Aspect Lounge, Study, Additional Reception Room



Renovated Kitchen with Adjoining Dinning Room



4 Double Bedrooms



4-Peice Family Bathroom & Downstairs Shower Room



Courtyard Style Garden & South Facing Garden with Green Space and Bespoke Bar



Off-Road Parking for Multiple Vehicles & Double Garage



WHAT'S GREAT?

Nestled in the heart of the highly sought-after village of Cranford, this beautifully presented four-bedroom detached residence has been tastefully renovated to an exceptional standard by the current owners. Set back from the main road, the property occupies a generous wrap-around plot, offering stunning outdoor spaces and flexible living throughout.

A private driveway provides off-road parking for multiple vehicles and leads to a detached double garage with the added benefit of an adjoining workshop — ideal for hobbyists or extra storage.

Inside, the home welcomes you with a light-filled hallway, finished with elegant oak flooring that continues through most of the ground floor. The dual-aspect lounge is bright and airy, featuring a multi stove burner, views over the private garden and French doors opening onto a secondary garden space

The formal dining room flows seamlessly into a well-equipped kitchen, offering extensive worktop space and room for a Rangemaster cooker, dishwasher, and wine fridge.

A versatile home office also enjoys French doors onto the garden, creating a peaceful workspace. The contemporary walk-in shower room complete with stylish fittings and exposed stonework for added character. The fourth bedroom is located on the ground floor and offers flexible use as a guest room, playroom, or second office.

Upstairs, you'll find three spacious double bedrooms, each filled with natural light, along with a well-appointed four-piece family bathroom, offering both a bath and separate shower.

The home boasts two distinct garden areas:

A low-maintenance courtyard-style garden, finished with gravel and paving, perfect for intimate gatherings or morning coffee. A generous south-facing main garden backing onto open green space, featuring additional seating areas, a bespoke bar, and a large lawn — ideal for summer entertaining

Offering space, style, and the charm of village living, this home is a rare find and must be viewed to be fully appreciated.

...expect excellence



SELLER'S SECRET

This has been a great home for us! We love being surrounded by the countryside and having walks on our doorstep. We hope the next owners have many happy here.



Why we like it....

A fantastic chance to purchase a family home, in turn-key condition & a sought after village. Call today to avoid missing out.

OSCAR JAMES

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To buy or not to buy....
