



12 Coles Close, Little Harrowden

OSCAR JAMES

# 12 Coles Close

Little Harrowden

NN9 5DD

**An impeccably presented, stone-built five-bedroom, five-bathroom home situated within an exclusive gated courtyard development of just five luxury residences.**

**This truly outstanding property occupies an enviable edge-of-village position, enjoying far-reaching countryside views whilst remaining conveniently located just a few miles from excellent road and rail links.**

- Exclusive gated courtyard development of just five luxury homes.
- Immaculately presented stone-built residence with over three floors of accommodation.
- Five double bedrooms, each with its own en-suite bathroom.
- Stunning edge-of-village position with far-reaching countryside views.
- Handmade kitchen with central island, stone worktops and integrated appliances.
- Spacious lounge and family room, both featuring bi-folding doors to the garden.
- Generous wrap-around garden with large patio and timber gazebo.
- Detached double garage with electric doors and substantial private driveway.



The exceptional attention to detail is evident throughout. Built by the current owner to an exacting standard, the property showcases high-quality materials, superb craftsmanship and a thoughtfully designed layout, making it the perfect home for a growing family.

Offering generous accommodation across three floors, the layout comprises a welcoming entrance hall with a striking central staircase, a spacious lounge with a wood-burning fireplace and impressive bi-folding doors that frame the stunning views to the rear.

The handmade kitchen features a fabulous central island, a range of integrated appliances and beautiful stone worktops. There is also a substantial dining area and a sociable family room, again benefitting from bi-folding doors opening onto the garden.

Further ground floor accommodation includes a large boot room with built-in storage, a WC and a useful storage cupboard.





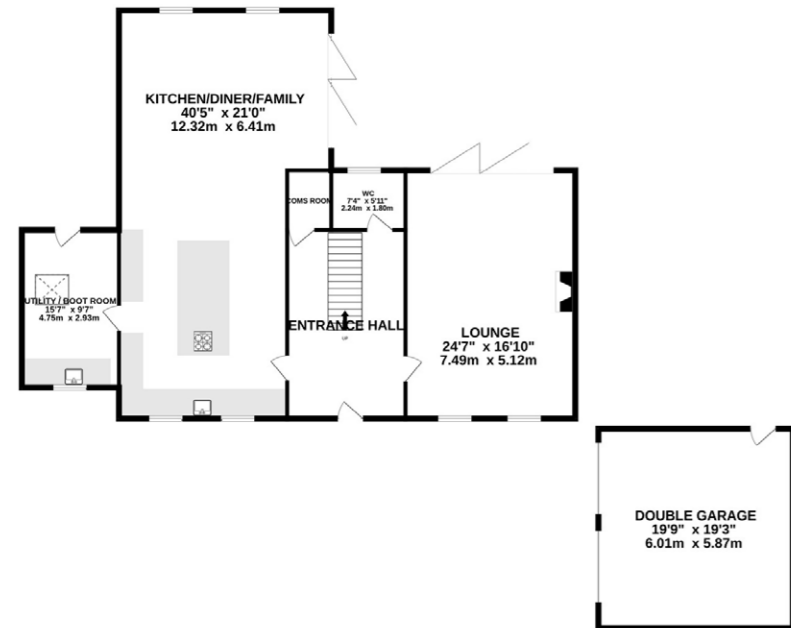
On the first floor are three generous double bedrooms, each with luxurious en-suite facilities and a range of fitted furniture.

The second floor offers two further double bedrooms, both with stylish en-suite bathrooms and fitted furniture.

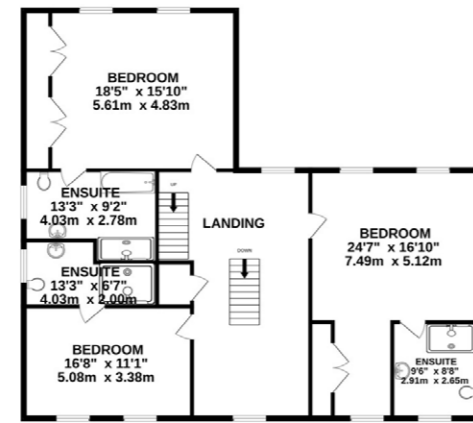




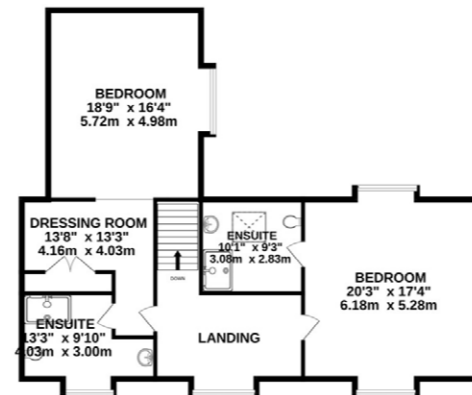
GROUND FLOOR  
1966 sq.ft. (182.7 sq.m.) approx.



1ST FLOOR  
1443 sq.ft. (134.0 sq.m.) approx.



2ND FLOOR  
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 4535 sq.ft. (421.3 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

Outside, the rear garden is generous in size, wraps around the property and is complemented by a large patio area and timber gazebo, creating the perfect space for entertaining and outdoor living.

To the front, there is a substantial driveway leading to a detached double garage with electrically operated doors.

Viewing is absolutely essential to appreciate the quality, position and scale of accommodation on offer.

Serious enquiries only. Contact sole selling agents Oscar James.



# OSCAR JAMES

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