

4 Mawsley Lodge  
Mawsley  
Northamptonshire  
NN14 1SW

£895,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

An outstanding, edge of village, luxury home enjoying countryside views along with impressive accommodation and generous landscaped gardens, all of which can only be appreciated by way of an internal viewing.

This beautiful property has been tastefully modernised and really is stunning. Each room offers a light and airy feel, all generous in proportion creating the perfect space for any growing family.

With accommodation over three floors, the internal layout comprises; welcoming entrance hall, large dual aspect lounge with feature fireplace along with a range of built in shelving / storage and also benefits from French doors leading into the rear garden.

The second reception room creates a perfect second sitting room / tv room or could also double up as a formal dining room if desired.

The kitchen really is the hub of the home here, it's a fabulous social space with a range of eye and base level units, central island and range of built in appliances. With plenty of space for a

dining table, sofa and tv, its clear to see why the present owners spend most of their time in this bright and welcoming space. There are also French doors leading into the rear garden.

To complete the ground floor there is also a utility room and WC.

On the first floor you will find the master bedroom with a range of built in wardrobes along with luxuriously appointed en suite bathroom with Jacuzzi style bath & separate shower cubicle. There are two further double bedrooms and the family bathroom is also on this floor.

On the second floor expect to find two further double bedrooms and a shower room.

Outside, the south facing rear garden offers a high degree of privacy with a large patio perfect for al-fresco dining along with generous lawned area and some mature planted trees, there is access to the double garage part of which has been converted into a home office.

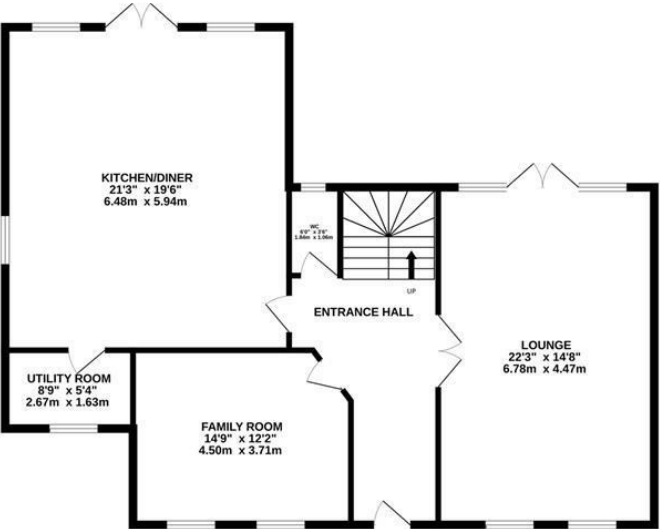
In addition, there is a large sweeping driveway providing parking for several cars.

Call us today for a viewing!

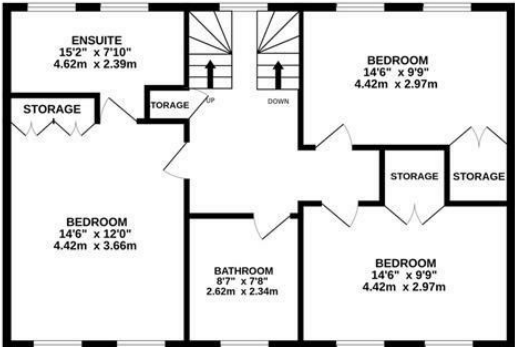
...expect excellence

# Floor Plan

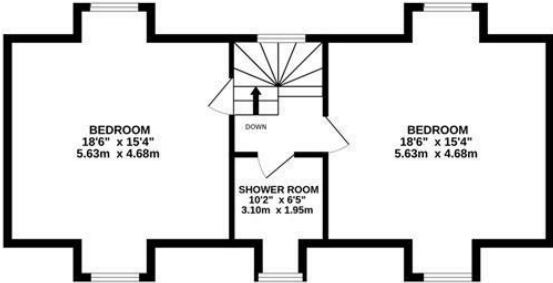
GROUND FLOOR  
1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



2ND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 2549 sq.ft. (236.8 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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## AT A GLANCE...



Lounge, family room and stunning kitchen/diner/family room



Fabulous kitchen with integrated appliances and island



Five bedrooms



Family bathroom, shower room, ensuite and cloakroom



Secluded and generous garden



Double garage and off road parking









# SELLER'S SECRET

The time feels right for us to sell and therefore we have come to market. We very much hope the new owners enjoy making their own memories here over time.



## Why we like it....

This property has the wow factor, no question, stunning in presentation and a wonderful size, it is a must view home, call today!

# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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