West View
1 Wellingborough Road
Broughton
Northamptonshire
NN14 1PD

£775,000 offers in excess of

OSCAR JAMES

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WHAT'S GREAT?

West View is a unique, palatial villa dating back to the late 1800's, brimming with original character features throughout and situated in the sought after village of Broughton.

Set over FOUR floors, including the basement, the space this property offers simply must be viewed to be appreciated.

Firstly the ground floor consists of a stunning, bright and light lounge with feature working fireplace with original bowed window to the rear overlooking the garden and window to front, the dining room is of a similar size to the other side of the hallway again with feature fireplace, a newly constructed conservatory/orangery to the side provides a perfect space for reading and relaxing. The kitchen to the rear has been refitted to a very high standard, modern and contemporary with gloss units, integrated fridge/freezer, dishwasher, second freezer and built in microwave and oven. The refitted central heating boiler can be found in the kitchen also.

The first floor has three large double bedrooms, one of which is used as the master with feature fireplace and windows to front and rear, a bathroom with the original free standing claw foot bath, separate WC with high level flush, and finally a shower room with a further WC.

The second floor has two further double bedrooms and a storage cupboard.

A major point to this house is also the basement, immense in size with endless possibilities for use, games rooms, offices, store rooms etc.

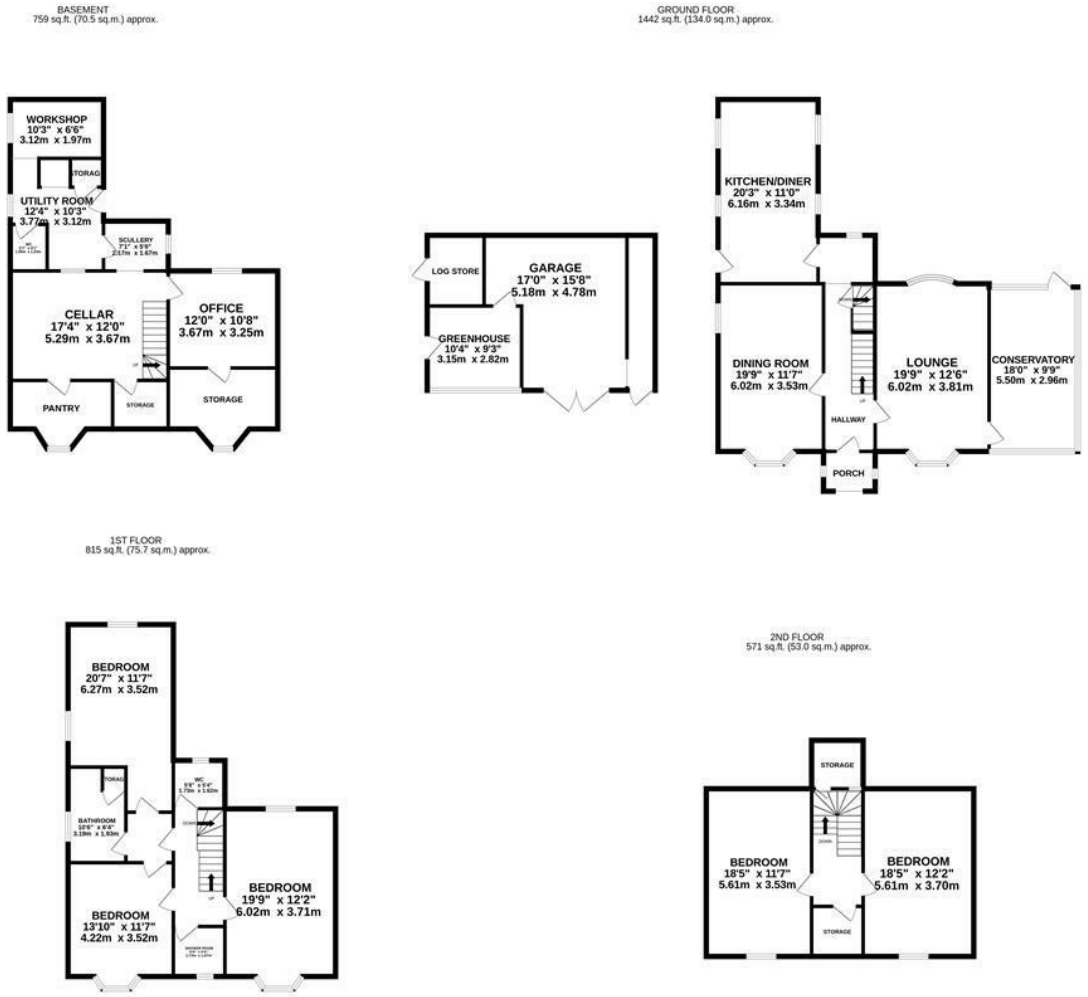
Other key points to the property are the stripped floors to some rooms, the fireplaces, sash windows and high ceilings.

Outside the grounds surrounding the main house are generous, expect to find a large garage/workshop, green house with original water pump which brings water up from a well. Well established trees, lawn area, patio and brick built folly to one side, there is also ample parking for numerous vehicles behind the double wood gates.

Call the proud selling agents Oscar James Kettering to make arrangements to view!

...expect excellence

Floor Plan



TOTAL FLOOR AREA : 3587 sq.ft. (333.2 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...

- Three reception rooms
- Refitted contemporary kitchen with integrated appliances
- Five bedrooms
- Bathroom, shower room and separate WC
- Substantial grounds
- Generous garage/workshop and parking for numerous vehicles

SELLER'S SECRET

West View has been a wonderful family home for us for many years. We couldn't have asked for anything better when purchasing the property 20 or so years ago. The basement has been extremely useful and versatile over the years being used for games, office and storage. Without a doubt it will be a huge move for us but we have found an ideal property to move to which is already in the process of being purchased.

Why we like it....

An exceptional home!! Character, style, charm, we could go on! A must view property, maybe even twice or three times around to appreciate what it has to offer! Call us today!

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To buy or not to buy....