

23 The Rosary, Stamford Road  
Weldon  
Northamptonshire  
NN17 3JL

£650,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

"Character Meets Contemporary" Situated in the beautiful Village of Weldon is this stunning, stone built four bedroom family home that provides a perfect blend of contemporary style in a characterful setting, whilst offering incredibly versatile living over four floors.

Upon entry you are greeted by an expansive hallway that provides entrance to two equally sized reception rooms both with feature fireplaces and the formal lounge having the added benefit of a beautiful window seat. Both of these rooms provide a high degree of versatility and can provide a variety of uses.

The lower ground floor is accessed by a statement spiral staircase and hosts a snug area, dining area, beautiful bespoke kitchen with central island and bi-fold doors opening onto the rear patio. The kitchen itself has been thoughtfully designed to include an array of integrated appliances and large pantry cupboard complimented by a solid oak worktop that is in keeping with the original beams still on display. Completing the lower ground level is a

handy storage cupboard, refitted W/C and a utility space.

The first floor hosts two generously sized double bedrooms with both benefitting from built in storage and stunning views of the local cricket club to the front aspect. Alongside this is a stunning, refitted family bathroom with a statement freestanding bath as the centrepiece.

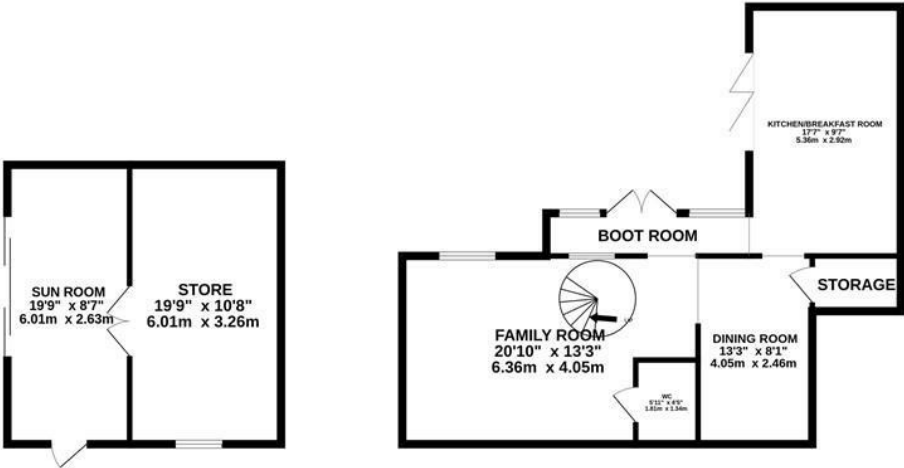
The final floor once again hosts two well proportioned double bedrooms with both rooms having deep windows enjoying unspoilt views to the local paddocks to the rear aspect. Furthermore is a high specification shower room that has been recently re-fitted.

To the rear is a tranquil garden that is sure to be the envy of all. A perfect space to entertain or wind down in the evening or weekend. A raised area with sunken hot tub with views to the paddocks, purpose built BBQ and patio entertaining area and finally the former double garage that provides the perfect annexe, home bar or office space.

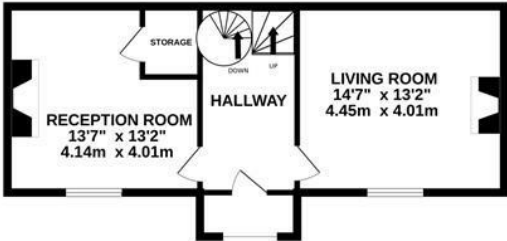
...expect excellence

# Floor Plan

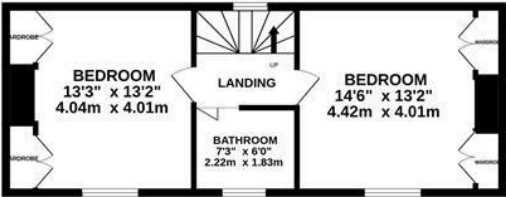
LOWER LEVEL  
1021 sq.ft. (94.8 sq.m.) approx.



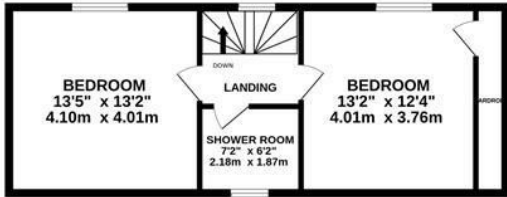
GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 2393 sq.ft. (222.4 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...



Versatile living accommodation with multiple reception rooms



Four sizeable bedrooms, all offering lovely view aspect



Large rear garden has been landscaped to provide a great entertaining space



beautifully modernised kitchen/breakfast room with bi-folding doors accessing garden



Well-finished bathrooms facilitate this property well



Off road parking via driveway, with gated rear access too





## SELLER'S SECRET

The village is great, with always so much going on, we're located nearby to the cricket club, shops & pubs which is really useful. The house is one that can be lived in in so many different ways given the versatile floorplan.



## Why we like it....

This gorgeous period property offers an incredibly versatile floorplan, and has been refurbished to such a great standard, offering modern conveniences whilst keeping bags of character and charm.

# OSCAR JAMES

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To buy or not to buy....

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