



Hereford Court , Preston Deanery, NN7 2DS

King Estate Agents are proud to offer for sale this stunning barn conversion with views overlooking open countryside, four bedrooms, three bathrooms and a detached triple garage with home cinema/games room/gym above. The property is situated in a small rural development but still within easy access of the M1, Northampton and Milton Keynes. The ground floor accommodation comprises a large entrance hall, cloakroom, dining room, living room, kitchen/breakfast room, utility room, bedroom two with en suite, two further bedrooms, and family bathroom. To the first floor is the master bedroom with dressing room and five-piece en suite. Outside there is a large private garden with open countryside views and gazebo, triple garage with home cinema/office/gym room above and there are two separate driveways provide parking for several vehicles. The property also has connection for ultra fast fibre broadband. With high ceilings, beams and majority oak flooring, internal viewing is essential to fully appreciate this unique and characterful property.

Accommodation

BARN CONVERSION

FOUR BEDROOMS

TRIPLE GARAGE

THREE
BATHROOMS/ENSUITES

LARGE HALLWAY

LIVING ROOM AND DINING
ROOM

HOME CINEMA/OFFICE/GYM
ABOVE GARAGE

KITCHEN/BREAKFAST
ROOM

Ground Floor

Entrance Hall - Vaulted ceiling with beam, stairs to first floor landing, cupboard, two radiators, double glazed windows to front aspect.

Cloakroom - White suite fitted to comprise low level WC, wall mounted wash hand basin, radiator, roof light window.

Dining room - Double glazed window to front aspect, two radiators, double glazed French doors to rear garden.

Living Room - Double glazed windows to front and side aspects, double glazed French doors to rear garden, two radiators, stone fireplace with log burner. There is a BT connection point for Ultra fast broadband with wired connection to the home cinema/gym/office.

Kitchen/Breakfast room - Vaulted ceiling with beam. Bespoke oak kitchen with double butler sink, a range of base and eye level units, granite worktops with a tiled surround, integrated dishwasher and fridge freezer, two radiators, double glazed windows to front and rear aspect. Doors to walk in larder and utility room.

Utility Room - Fitted to comprise stainless steel sink and drainer with mixer tap over and cupboard under, a further range of base and eye level units, space for washing machine and tumble dryer and a further appliance, Oil fired condensing boiler, tiled flooring. Door to garden.

Hallway - Radiator, double glazed windows to front, doors leading to bedrooms and family bathroom

Bathroom - White suite comprising panel bath with shower over, low level WC, wash hand basin, part tiled surround, radiator, roof light window.

Bedroom Four - Vaulted ceiling with beam, radiator, double glazed window to rear aspect.

Bedroom Three - Vaulted ceiling with beam, radiator, double glazed window to rear aspect.

Bedroom Two - Vaulted ceiling with beam, double glazed windows to front and rear aspects, two radiators, door to ensuite.

En suite - White four piece suite fitted to comprise panel bath with shower over, low level WC, wash hand basin, part tiled surround, radiator, roof light window.

First Floor

First floor landing - Eaves storage, velux window to front aspect, door to Master Suite.

Master bedroom - Fitted wardrobes, double glazed window to side and roof light window, storage cupboard, two radiators, access to loft.

Dressing room - Fitted wardrobes and airing cupboard, roof light window, radiator.

En suite - Fitted to comprise bath, double shower cubicle, bidet, low level WC, pedestal wash hand basin, roof light window, radiator.

Exterior

Triple Garage - A triple garage block with power. External staircase to games/office/gym room above.

Home Cinema/Office/Gym - Hardwood "Oak" flooring, radiators, Velux windows, equipped with connection to ultra-fast broadband access point in Living Room; telephone/data wiring for office use; and in-wall speakers for home cinema use

Gardens - Gardens (front and rear) mainly laid to lawn with perennial



planted areas. Countryside views, decked area with garden shed, gazebo with power and wood storage

Driveway/Parking - Two block paved driveway areas with parking for several cars and a 7kW EV charge point at the front of the house





