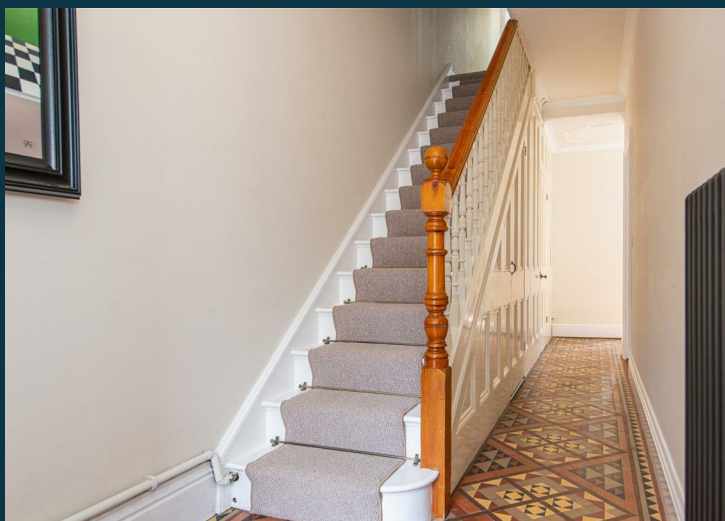


8 Grove Street
Higham Ferrers
NN10 8HX

Offers in excess of £375,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

A truly exceptional Victorian home that has undergone a complete transformation, this stunning property seamlessly combines timeless character with high-quality contemporary design. Thoughtfully renovated and reconfigured throughout, the home offers an impressive amount of versatile living space and is offered to the market with no upper chain.

The welcoming entrance hall features beautiful original Victorian tiled flooring, immediately showcasing the property's period charm. The generous lounge/diner is a superb entertaining space, enhanced by newly installed French doors, two striking feature fireplaces with bespoke hearths, high ceilings and an abundance of natural light.

To the rear, the property has been extended and reconfigured to create an outstanding open-plan kitchen, dining and family room. The bespoke kitchen is finished to an exceptional standard and features a vaulted ceiling with Velux windows, bifold doors opening onto the garden, a stylish peninsula breakfast bar, integrated appliances, a smart downdraft extractor and a spacious

built-in larder cupboard. This impressive space is the true heart of the home and is perfectly suited to modern family living and entertaining.

A newly built utility room, cloakroom and an abundance of original storage cupboards further enhance the ground floor. The property also benefits from a brand-new gas central heating system.

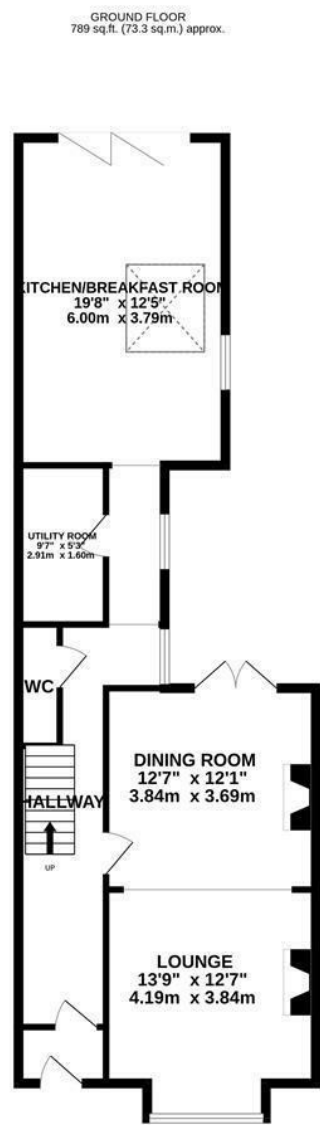
Upstairs, there are three generous bedrooms, a dedicated home office and a beautifully appointed family bathroom with a contemporary four-piece suite.

Outside, the landscaped rear garden has been designed for low-maintenance living, featuring artificial lawn and stylish patio areas, creating an attractive and practical space for relaxing and entertaining.

Please note: Some photographs have been digitally enhanced or AI-generated to illustrate potential design ideas and are for indicative purposes only.

...expect excellence

Floor Plan



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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...



Extensive accommodation throughout



Beautifully bespoke & extended Kitchen



Three bedrooms & home office on the first floor



Brand new bathroom & cloakroom



Landscaped rear garden



Good road links to A6 & A45





SELLER'S SECRET

We have loved transforming this beautiful period home into a space that perfectly suits modern family life while retaining so many original character. The kitchen/family room has been designed to become the heart of the home.



Why we like it....

It's rare to find a renovation completed to this standard. We love how the original Victorian character has been carefully preserved while introducing a spectacular open-plan kitchen/family space that's perfect for modern living. The quality of finish throughout means this is a home ready to move straight into and enjoy.

OSCAR JAMES

1b Wharf Road | Higham Ferrers | NN10 8BQ
01933 656964
www.oscar-james.com

To buy or not to buy....
