

Woodford Road

Great Addington NN14 4BS



EXPERIENCE EXCELLENCE



Set in the peaceful village of Great Addington, nestled at the end of a private drive amidst the rolling countryside, this beautifully presented detached home is a true hidden gem—offering space, charm, and character in equal measure.

Rarely available, this spacious family home comprises a light-filled kitchen/dining room with an adjoining utility, a welcoming living room, a versatile study, a ground-floor WC, a three-piece family bathroom, and four generously sized bedrooms, including a master with an ensuite shower room and walk-in wardrobe. Externally, the home sits on approximately three-quarters of an acre with a sweeping driveway offering parking for multiple vehicles, plus a detached garage equipped with power, lighting, and a tap.

The expansive rear garden is a true highlight—fully enclosed and beautifully landscaped, it boasts far-reaching countryside views and a peaceful stream flowing at the boundary.

Great Addington itself is a charming and sought-after village located approximately six miles east of Kettering. The village offers an array of scenic walking routes—ideal for ramblers and dog walkers—as well as a Church of England primary school, All Saints Church and a local pub. There is also a very active community hall with many varied clubs that foster a strong sense of community. Just a fifteen-minute drive away, Kettering provides a wider range of amenities, including a train station with frequent direct services to London—making this idyllic rural property surprisingly well-connected.







Approaching the home, you are immediately struck by the tranquil setting and the sense of space surrounding the property. Upon entry, the hallway welcomes you with dual-zone underfloor heating that extends through to the heart of the home—the stunning kitchen/dining room. Separated from the hall with full height sliding glass partition doors, this dual-aspect space is perfect for both family evenings and entertaining, centred around a large island with a breakfast bar. The kitchen features ample eye and base-level cabinetry and space for a range-style cooker, along with plumbing for a dishwasher. Further appliances, such as a washing machine and tumble dryer, can be stored within the adjoining utility room. Original exposed beams run throughout the home, offering timeless character, while the spacious living room features a striking inglenook fireplace—creating a cosy focal point. A separate reception room, currently used as a study/gym, provides flexibility for home working or additional living space. A guest WC completes the ground-floor accommodation.

Upstairs, a sizeable landing leads to four well-proportioned bedrooms, three of which are double in size and the fourth currently functioning as a dressing room. The master suite is particularly impressive, benefiting from a walk-in wardrobe/dressing area and an ensuite, complete with a corner shower cubicle, low-level WC, wash-hand basin, and bidet. All three additional bedrooms offer built-in storage, and the family bathroom features a three-piece suite including a bath with shower over, a concealed WC, and a vanity wash-hand basin with storage beneath.

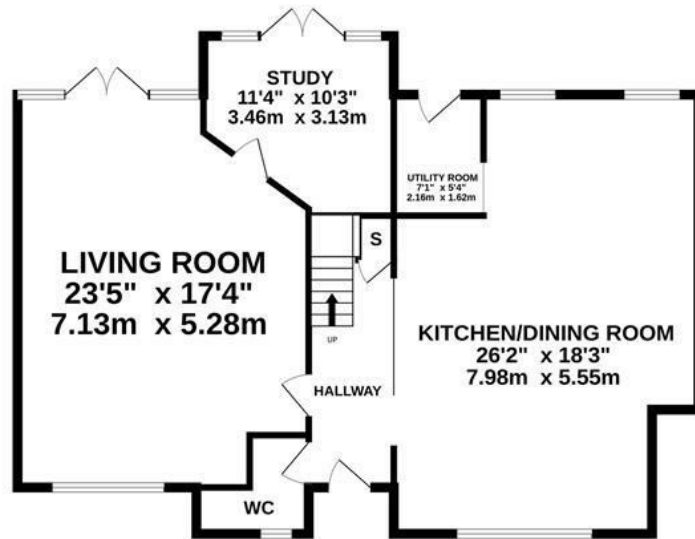


One of the standout features of this property is the expansive rear garden—a truly breathtaking space that is as practical as it is picturesque. Fully enclosed and beautifully landscaped, it offers far-reaching countryside views and immense potential for future extension. It is generously sized and stocked with an abundance of mature flowers, established shrubs, and vibrant greenery. A metal storage shed and wood store provide useful outdoor storage. Within the lower section of the garden lies a peaceful orchard, home to a wonderful variety of trees including oak, damson, crimson king, Victoria plum, Bramley apple, and wild pear. This area of the garden is alive with wildlife, thriving peacefully in the undisturbed surroundings. A gently meandering stream runs through the garden, beyond which wildflower patches enhance the natural beauty of the landscape. Surrounded by open farmers' fields dotted with grazing sheep and lambs, the garden truly serves as a private haven.

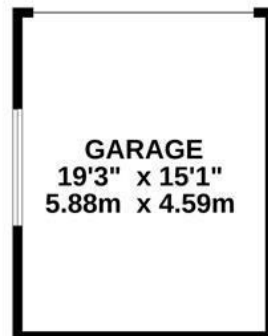
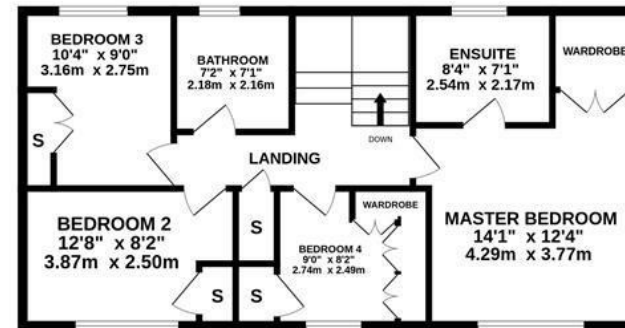
Combining character, space, and an exceptional setting, this beautifully maintained home offers a rare opportunity in the heart of the countryside and is truly a must-see.



GROUND FLOOR
1330 sq.ft. (123.6 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 2020 sq.ft. (187.7 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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Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ




Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH



Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 