

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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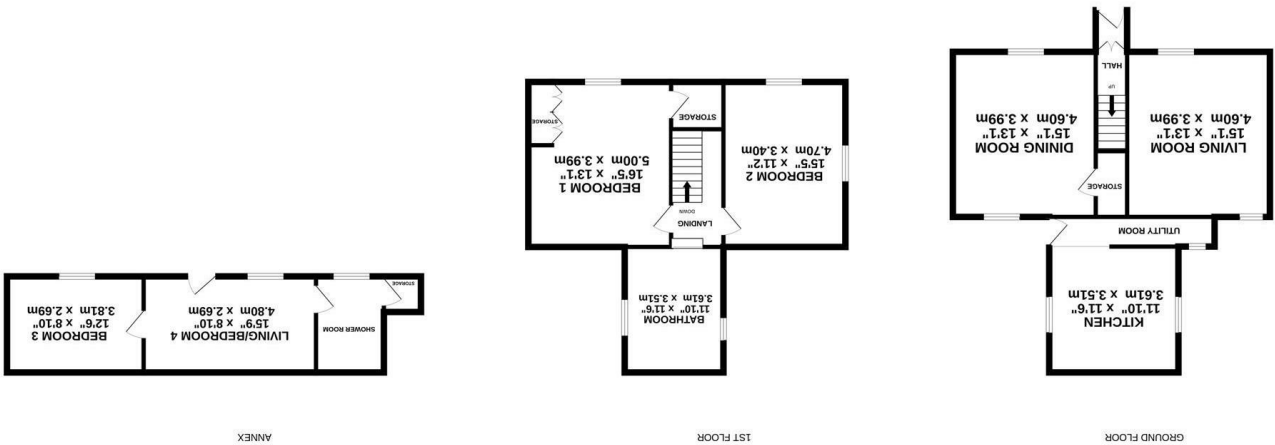
Corby  
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22 HIGH STREET  
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NORTHAMPTONSHIRE  
NN14 4JH

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Mulburry Cottage 25-26 Main Street, Sudborough, NN14 3BX  
£400,000



3 2 2

Nestled in the heart of the picturesque village of Sudborough, this beautifully presented stone cottage has been recently re-thatched and offers an annexe and the perfect blend of traditional charm and modern convenience. With character features throughout and a warm, homely feel, the property is ideal for those seeking a peaceful village lifestyle with the added benefit of flexible living space.

The main cottage includes a cosy sitting room, a generous dining area complete with a striking Inglenook fireplace, and a well-fitted kitchen with ample worktop and storage space. A separate utility room adds further practicality. Upstairs, there are two spacious double bedrooms, both enjoying lovely views over the village, including the historic church. The stylish four-piece bathroom features a freestanding roll-top bath, bringing a touch of luxury to everyday living. To the rear of the cottage is a detached two-bedroom annexe, offering excellent flexibility. With two main rooms and a modern shower room, the annexe is ideal for guest accommodation, a home office, or potential rental income. It's a fantastic bonus space that can be tailored to suit a variety of needs, from multi-generational living to creative or business use. The outdoor space complements the property perfectly. A private sunken courtyard patio provides a tranquil area for relaxing or dining outdoors, while a lawned garden in front of the annexe offers additional space for enjoying the fresh air or light gardening. The overall setting is peaceful and private, with attractive views and a strong sense of community in the village.

Sudborough is a sought-after location known for its beautiful countryside, traditional village feel, and easy access to nearby market towns and transport links. This charming property presents a rare opportunity to secure a unique and versatile home in a desirable Northamptonshire village. Early viewing is highly recommended to fully appreciate everything it has to offer.



**Living Room**  
15'1" x 13'1" (4.60 x 3.99)

**Dining Room**  
15'1" x 13'1" (4.60 x 3.99)

**Kitchen**  
11'10" x 11'6" (3.61 x 3.51)

**Bedroom One**  
16'4" x 13'1" (5.00 x 3.99)

**Bedroom Two**  
15'5" x 11'1" (4.70 x 3.40)

**Bathroom**  
11'10" x 11'6" (3.61 x 3.51)

**Annex Living/Bedroom Four**  
15'8" x 8'9" (4.80 x 2.69)

**Bedroom Three**  
12'5" x 8'9" (3.81 x 2.69)