



14 Polopit

Titchmarsh, Northamptonshire NN14 3DL

Simpson
and Partners



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Thatch/Stone Extended Four Bedroom Cottage in 1.25 acres

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About the Property

Standing in a wonderful tranquil and peaceful setting is this fantastic period, four bedroom detached property dating back to the 17th century, nestled in one and a quarter acres of stunning grounds backing onto open countryside. Boasting an interior to inspire and a high standard of finish throughout. This beautiful property has been extended and renovated by the current owners and enjoys a wealth of character. Situated in this picturesque village of Titchmarsh with countryside walks on your door step and local amenities in the village to include pub/restaurant, school, and village shop. On entering the property you will find quarry tiled flooring and cast iron radiator, doors to: downstairs wc, living room with exposed beams and inset feature fireplace, sitting room with exposed beams and feature fireplace, lovely open plan kitchen/breakfast room fitted with a Fired Earth kitchen to incorporate island unit and range cooker and solid oak flooring with under floor heating, double doors leading out to the garden, further reception to the rear with stairs rising to the first floor and door to garden. To the first are four bedrooms some with character beams, the master bedroom having en-suite shower room and further family bathroom with free standing bath and separate shower cubicle. Externally the property sits in lovely private gardens backing onto open countryside with mature shrubs and trees, vegetable plot, timber summerhouse, shed and greenhouse. To the front is a block paved driveway providing ample off road parking leading to a double garage, front garden with feature lynch gate, lawn and mature shrubs, enclosed stone walling. Viewing is highly recommended to appreciate the location, grounds and interior of this beautiful detached home.

Price: £825,000



Titchmarsh is a small East Northamptonshire village set in rolling countryside with local amenities to include village shop, pub/restaurant, school and church.

Close by are the market towns of Thrapston and Oundle offering many further facilities to include shops, cafes, dentist, doctors and leisure centre.







Situated conveniently for the A14/A45 major road network links leading to the A1/M1/M6. The train stations are located a short drive away in Huntingdon and Peterborough.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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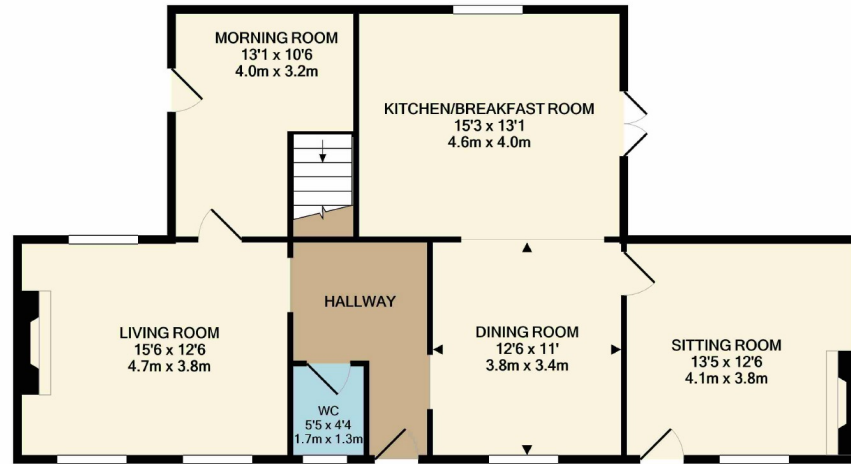
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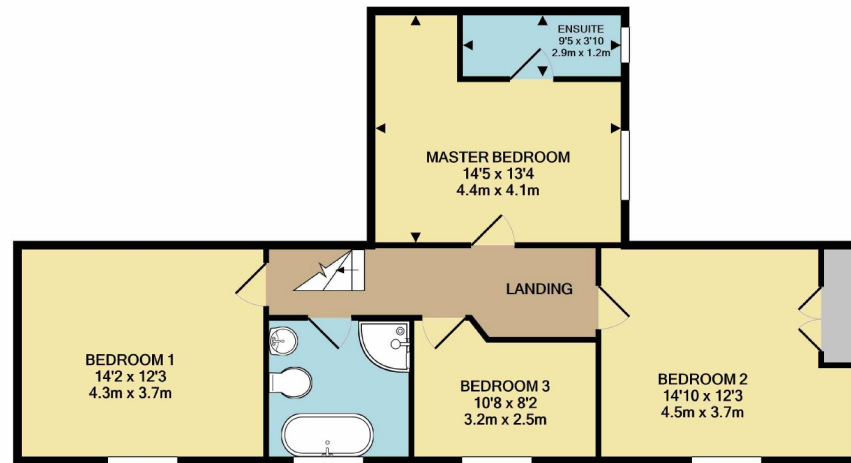
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GROUND FLOOR



1ST FLOOR

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