



Surrendon House The Green
Little Addington, Northants NN14 4BB



Simpson & Partners



Charming Grade II listed stone and brick cottage. Situated in the heart of the village of Little Addington with countryside walks on your door step and local amenities available in the nearby village of Woodford. This delightful thatched cottage is believed to date back to the 18th century and formed three cottages. Boasting many original features to include exposed beams and flagstone floors. Further benefits include off road parking, double detached garage and lovely gardens. This beautiful property benefits from three double bedrooms, two bathrooms and two reception rooms, kitchen, utility and conservatory. Enter the property into large reception hall with stairs rising to the first floor and doors to: cloakroom, storage cupboard, living room with wooden flooring and feature fireplace with multi fuel burner. Kitchen fitted with a range of bespoke units to incorporate Belfast sink, granite worksurfaces, built in appliance to include: microwave, dishwasher, space for cooker and fridge/freezer, utility room set to the rear of the property with walk in pantry, built in fridge/freezer, plumbing for washing machine and tumble dryer, door to conservatory of wooden construction and tiled flooring. To the first floor are three bedrooms with the master with exposed beams and steps to: en-suite bathroom fitted with roll top bath and shower attachment, wash hand basin and low level wc, bedroom two having built in storage, further shower room fitted with double tiled shower cubicle, wc and wash hand basin. Externally to the front is a dwarf stone wall enclosing the front garden mainly laid to lawn with shrub planting, to the side is a driveway providing off road parking leading to double garage measuring 17'4 x 17'3 with power and light connected. The lovely rear garden offers a private aspect with lawn and mature planting, patio area, stone workshop and wood store. Viewing is highly recommended to appreciate this lovely character property.

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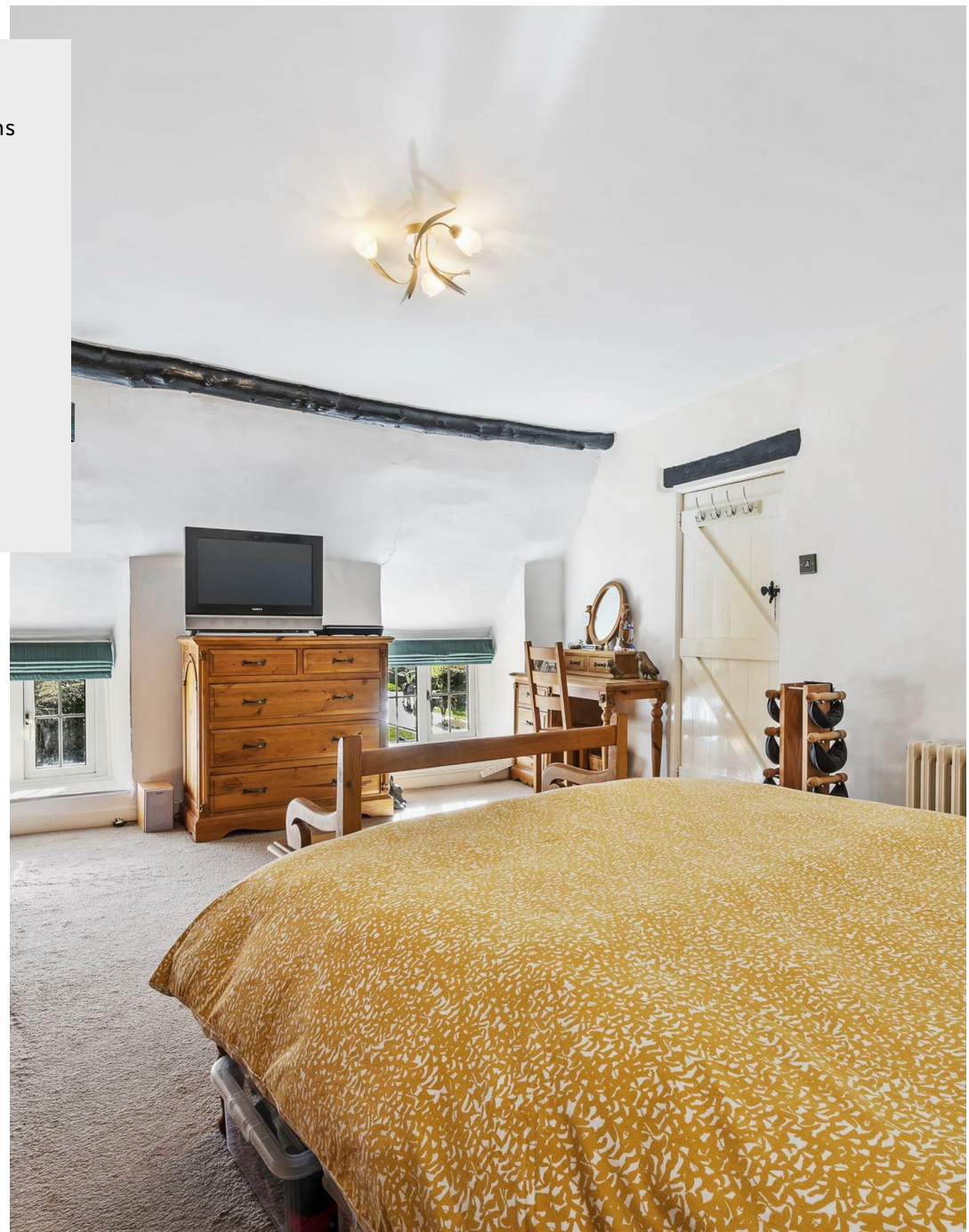
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Price £565,000



Little Addington is a small Northamptonshire village with many rural walks on your doorstep, village pub and primary school located in Great Addington. The closest towns of Irthlingborough and Thrapston are located a short drive away offering many amenities to include shops, cafe's, restaurants, schools, etc.

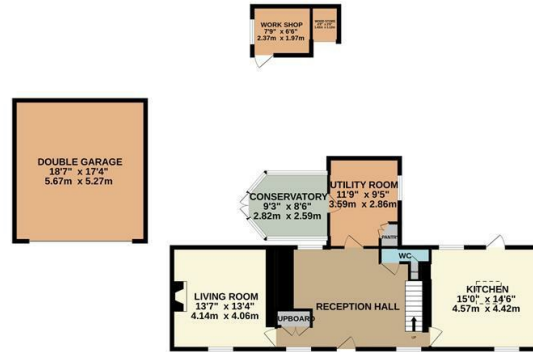




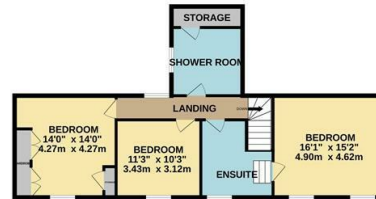
Little Addington is ideally located for A14/A45 major road network links. Mainline train station approx 20 minutes drive from Kettering.



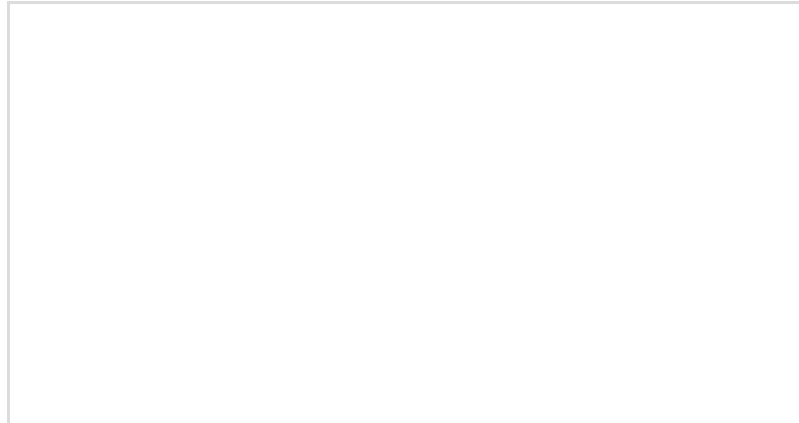
GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 1970 sq.ft. (183.0 sq.m.) approx.
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