



16 Church Street

Woodford, Northamptonshire NN14 4EX



**Simpson & Partners**



# 16 Church Street

🏠 5 📍 3 🚗 3







## About the Property

Fabulous views and location to impress. This stunning home has been constructed to make the most of the countryside and river views both from inside the house and from the various terraces and balconies. Further benefits include heated outdoor swimming pool and landscaped gardens leading down to decking area with riverside mooring. This extensive plot is tucked away down a private lane within walking distance to all amenities in the village. Ample off road parking to the front leads to a double detached garage. Boasting generous split level living accommodation with five bedrooms, three bathrooms, three reception rooms and large open plan kitchen/dining/living room. The gardens are a particular feature of the property, to the front is a block paved driveway providing off road parking and leading to a double detached garage. The front garden has a sunken trampoline, vegetable garden, mature trees and shrubs and pathway to front entrance. A large wooden decked terrace wraps around the rear of the house with steps leading down to the pool area. The pool area is enclosed with natural hedging giving a private aspect and beyond is lawn, mature trees and planting leading to the river and mooring area.

### Services:

Solar panels provide electricity to the property and also to the pool, which is heated by an air-source heat pump.

Gas central heating.

Viewing is a must to appreciate the stunning interior and views.

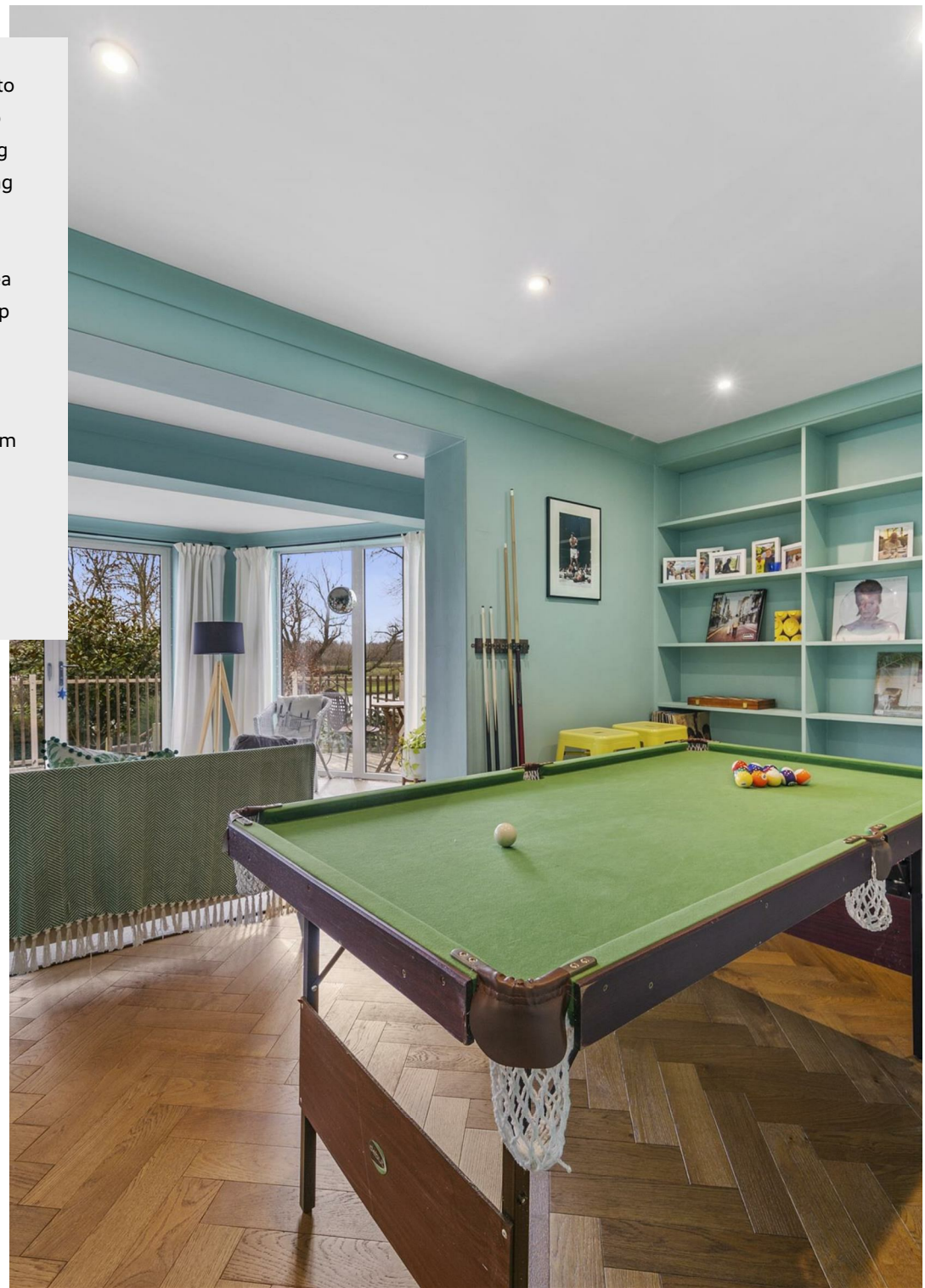
**Price £1,050,000**







Enter the property into the reception hall with access to bedroom at the front and further bedroom to the rear with Juliette balcony, served by contemporary shower room, double doors open through to study/snug with Juliette balcony, large cloakroom with ample storage. Stairs lead up to the stunning open plan kitchen/dining/living with feature fireplace and doors leading out the rear balcony making the most of the views and offering a lovely entertaining space. Kitchen area is fitted with a good range of storage units and inset double oven with gas hob and extractor fitted over, dining area makes the most of the views with a large picture window and to the rear of the room is the living area with feature fireplace, beam above and bifold doors leading out to the terrace balcony. Stairs lead up from the living area to the master suite: beautiful large bedroom with views over the river, stunning en-suite fitted with a four piece suite and freestanding bath also making the most of the views over the river, walk in dressing room and good sized office/nursery. Stairs lead down from the reception hall to: large bedroom with box bay windows to the front and built in storage, good sized utility room with space and plumbing for white goods, bedroom/games room set to the rear with large windows and patio doors giving uninterrupted views over the garden and river beyond, fitted shelving and storage, family bathroom fitted with a four piece suite comprising of double tiled shower cubicle, bath, low level wc and vanity wash hand basin.





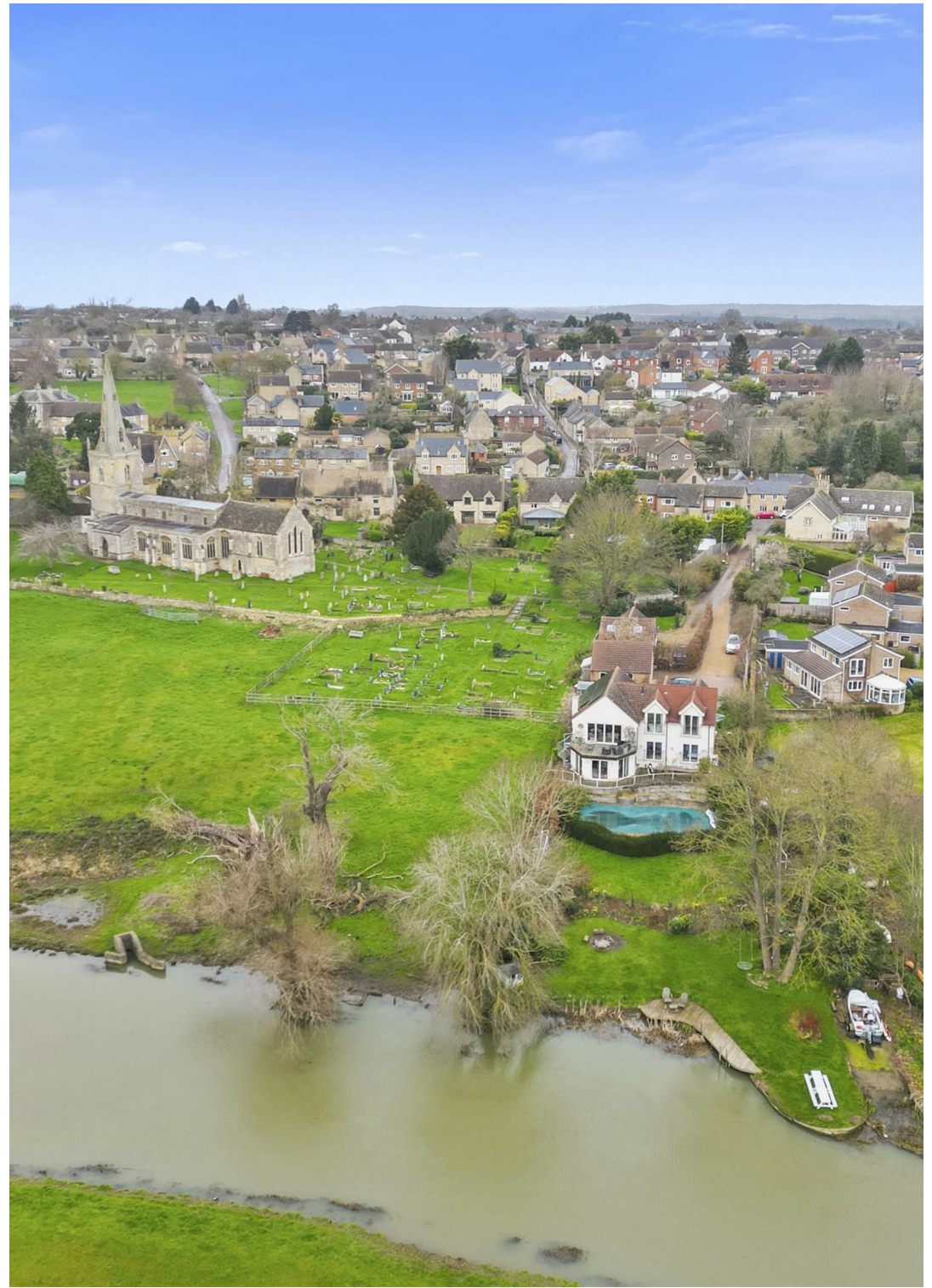






Woodford is a small village with shop, pub, school, doctors etc. Lovely countryside walks and close to the market town of Thrapston offering many more facilities. The new Rushden Lakes development is approximately 20 minutes drive offering many recreational facilities to include, shops, restaurants, cinema and countryside walks. Kettering is approximately 15 minutes drive offering many services and train links to the capital in under an hour.














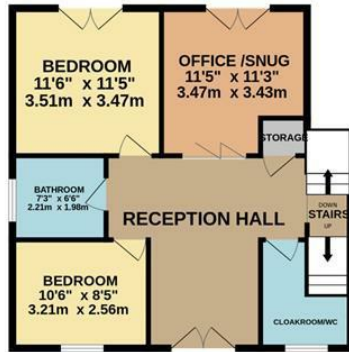
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

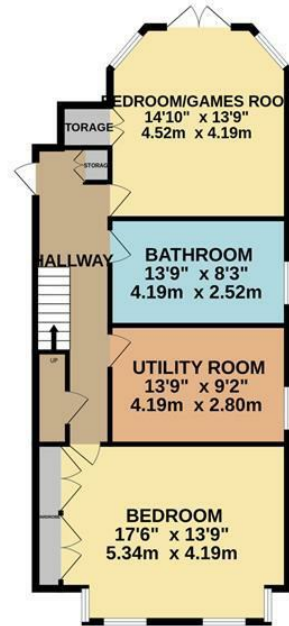




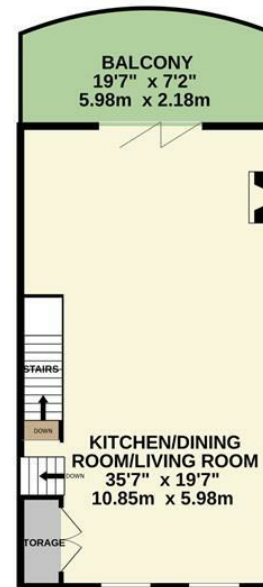
GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



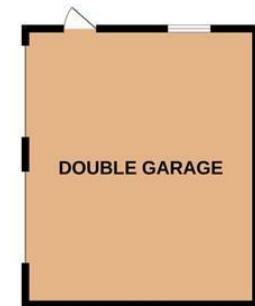
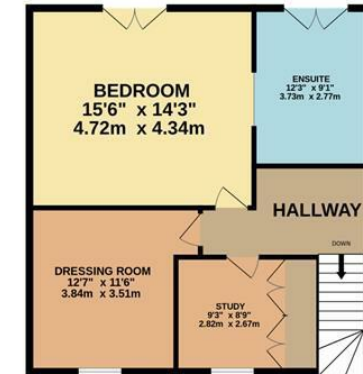
LOWER GROUND FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR  
1117 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA : 3295 sq.ft. (306.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given

Made with Metropix ©2024



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ