



15 Warren Bridge
Oundle, PE8 4DQ



Simpson & Partners



Location and design to impress. Nestled within an exclusive cul-de-sac location on the outskirts of this Historic town of Oundle with open field views to the rear. This stunning six bedroom detached residence of stone construction with countryside views to the rear offers generous proportions with high quality fixtures and fittings. Spacious and flexible accommodation over three floors, recently refitted kitchen and large garden with office/annex 16'6 x 10' making this an ideal space to work from home. Further benefits include large gravel driveway providing ample off parking leading to a double garage with electric up and over door, power light and boiler. Enter the property into the porch with exposed stone wall and door to: reception hall, stairs rising to the first floor and doors to: cloakroom/wc, good sized dual aspect living room with patio doors leading out the rear garden, feature fireplace and LVP flooring utility room fitted with ample storage and plumbing for white goods, door to rear. Kitchen/breakfast room has been recently refitted to provide a good selection of units to include glass display cabinets and drawers, granite work surfaces, island unit, built in appliances to include AEG induction hob with two wok gas rings, AEG built in oven and microwave, integrated dishwasher and LVP flooring, dual aspect windows. To the rear is a separate dining room /snug with windows over looking the rear garden and continuation of flooring. To the first floor is a spacious galleried landing with stairs rising to the second floor and doors to: four good sized bedrooms with built in storage and en-suite to master, built in wardrobe to bedroom two and family bathroom fitted with a three piece suite having built in vanity storage. To the second floor are two further bedrooms, one with built in storage. Offered to the market with no chain, viewing is highly recommended.

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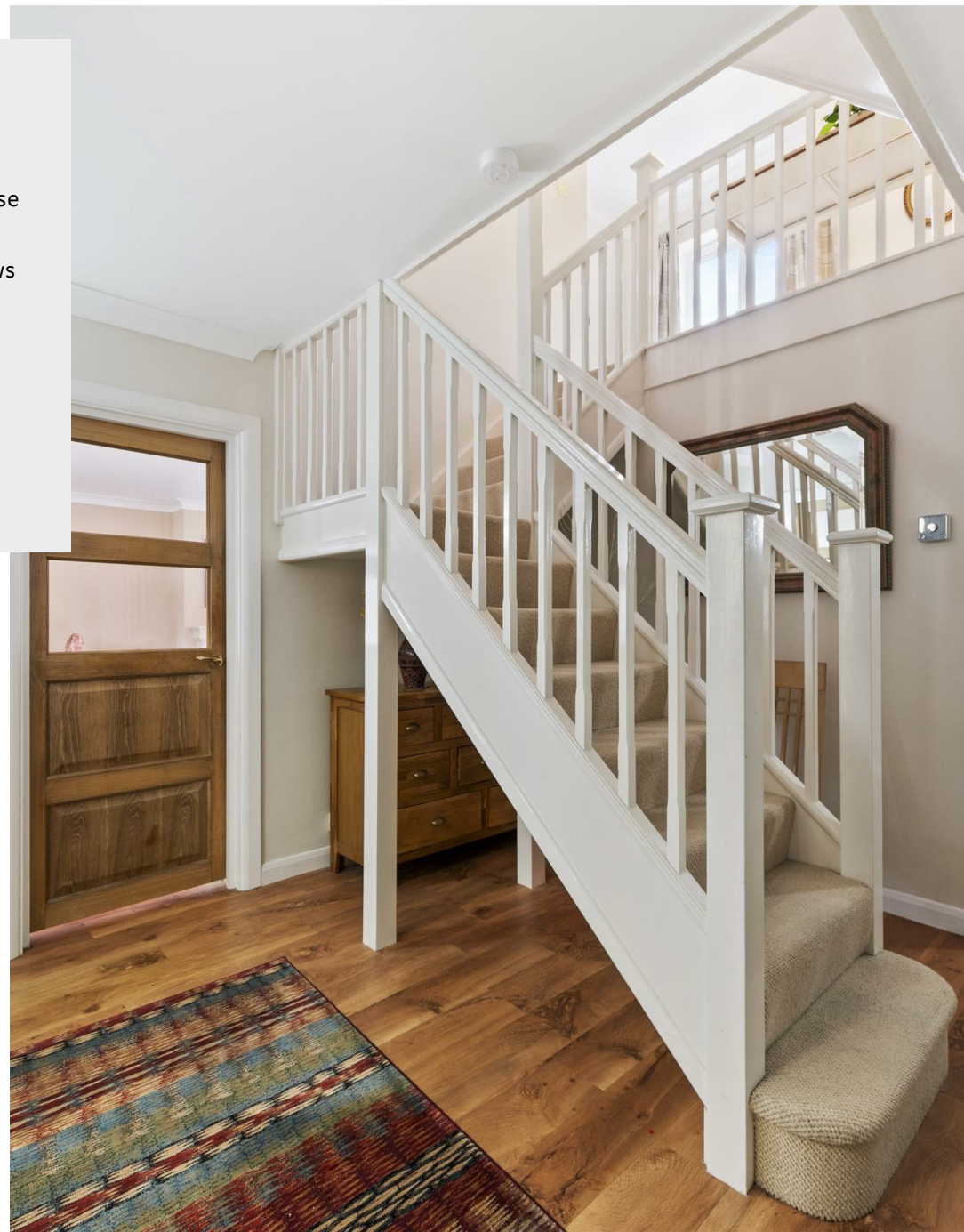
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Price £695,000



Externally to the front is gravelled driveway providing ample off road parking, Double garage with power and light connected and electric vehicle charging point, lawn with mature trees and shrubs, gate leads through to the rear garden. The landscaped rear garden offers a private aspect with patio areas set to the rear of the house, and purpose built office/annex room with power and light connected, shrub borders planted with mature trees and shrubs, lawn area, wooden arbours and trellis fencing, with open views to the rear .

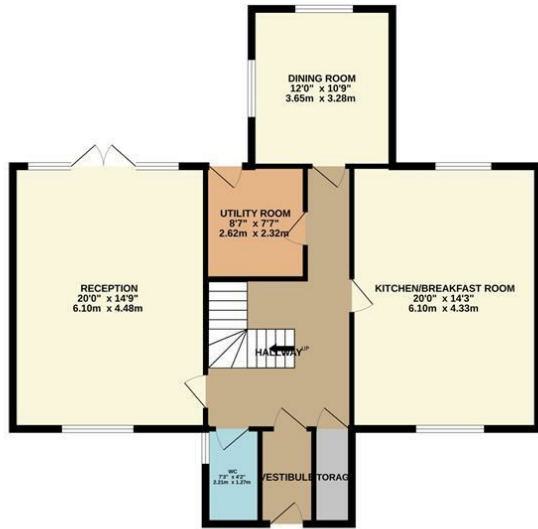




Oundle is a small ancient market town nestling in rural Northamptonshire which is a particular intrigue of those fond of British history. Modern day Oundle is full of interesting alleyways and ancient buildings to list at the long story of its past. Another attraction to Oundle is the sought after schooling and many countryside walks and the meandering river Nene. Close to key railway stations that give access to the capital in under an hour, the major road network links on also close providing access to A1/M1/M6.



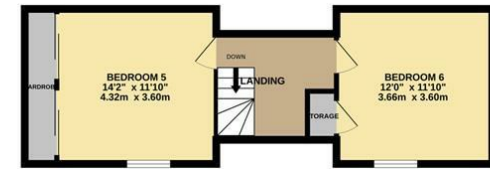
GROUND FLOOR
1012 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 2412 sq.ft. (224.1 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
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Energy Efficiency Rating

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

Current rating: 65 (D)
Potential rating: 74 (C)



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01832 731222

thrapston@simpsonandpartners.co.uk

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