



3. Priory Mews Club Lane
Woodford, Northants NN14 4EY



Simpson & Partners



Stunningly unique is this hidden gem of a property. Originally built in the mid 1800's, this distinctive stone and brick individual home boasts spacious and flexible accommodation full of character features set over three floors This was converted from a Victorian clubhouse into a residential home in 1995. Tucked away in the heart of the village of Woodford with countryside walks on your doorstep and a short walk from all the amenities available. Further benefits include private courtyard garden, original fireplaces, beams to ceilings (not with restrictive head height) in the bedrooms and en-suite. Enter the property into hallway with stairs rising to the first floor, door to ground floor bathroom fitted with a three piece suite, door to good sized living room with exposed brick fireplace and beams to ceiling, arched alcoves giving the room lots of character. Stairs lead down from the living room to a lovely kitchen with tiled flooring and bespoke units, inset range cooker, space and plumbing for washing machine and dishwasher, cupboard under the stairs housing a fridge, open through to dining room boasting lovely brick decorative fireplace feature and patio doors lead out to the garden area. Further stairs lead from the living room to the master bedroom with built in storage, beams to ceiling and ensuite shower room. Stair case from the hall gives access to two further bedrooms with built in storage along with a study/snug having velux window flooding the room with light (this could be converted into a shower room if required- subject to regulations). A tranquil oasis terrace garden boasts a sunny south facing private aspect, with timber shed. Allocated parking for two cars. Viewing is highly recommended to appreciate the location and interior of this beautiful home.



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Price £375,000



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.





TOTAL FLOOR AREA - 1399 sq ft. (130.0 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 approximates 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 for any purchase purposes. The services, systems and appliances shown have not to be treated as the guarantee as to their operability can be given. Made with HARPEN 10004.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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