



7 Warren Bridge
Oundle, PE8 4DQ



Simpson & Partners



OFFERED WITH NO UPWARD CHAIN. This lovely family home has been extended to provide a two storey extension comprising larger living room and study to the ground floor and master bedroom suite with dressing room and en-suite. Set on an elevated corner plot in the heart of the sought after market town of Oundle with lovely countryside walks close by. Further benefits include double garage, ample off road parking and enclosed private rear garden. Enter the property into the hallway with stairs rising to the first floor and doors to: open plan modern kitchen/breakfast room being the hub of the house, fitted with an extensive range of wall and base units to include an island unit with quartz worksurfaces, built in appliances to include: oven, hob, extractor, fridge, freezer and dishwasher, box bay window to the front, space for dining table and windows to the front and side. Living room set to the rear with patio doors leading out to the rear garden and feature fireplace, door to hallway and double doors to study. Downstairs wc and utility room complete the ground floor accommodation. To the first floor are four bedrooms with the master suite having dressing area and en-suite, guest bedroom affording en-suite facilities and two further bedrooms served by a modern family bathroom with shower over the bath and built in vanity storage. Externally to the front is a lawn area with gated access to the rear garden, driveway providing off road parking leading to a double garage with electric door. The rear garden offers a private aspect with paved patio area, retaining stone wall and steps leading up to lawn with feature circular terrace, planted with mature shrubs and plants, enclosed with stone wall and timber fencing. Viewing is highly recommended to appreciate the location of this executive home.

Council Tax Band E

EPC Rating C

 4

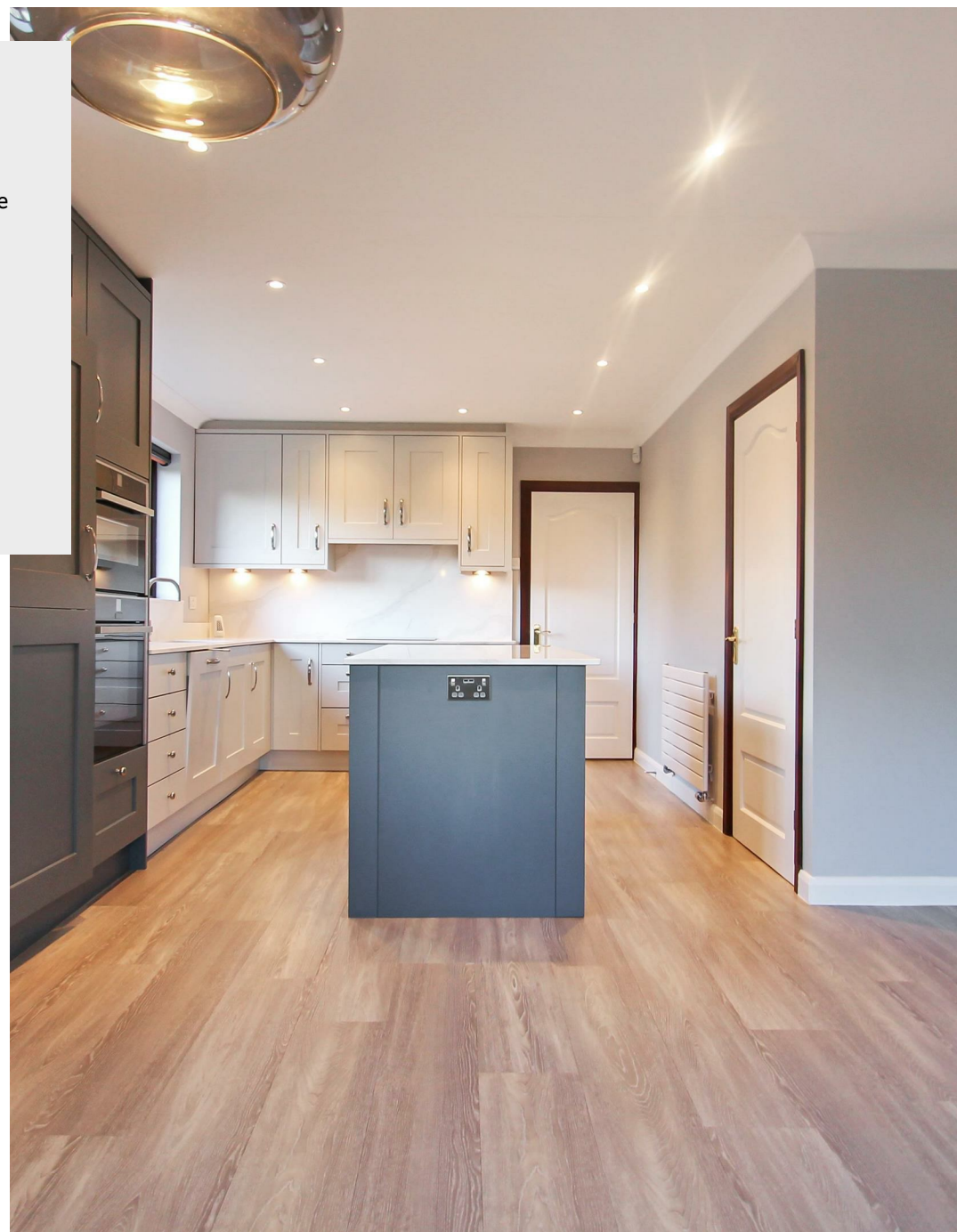
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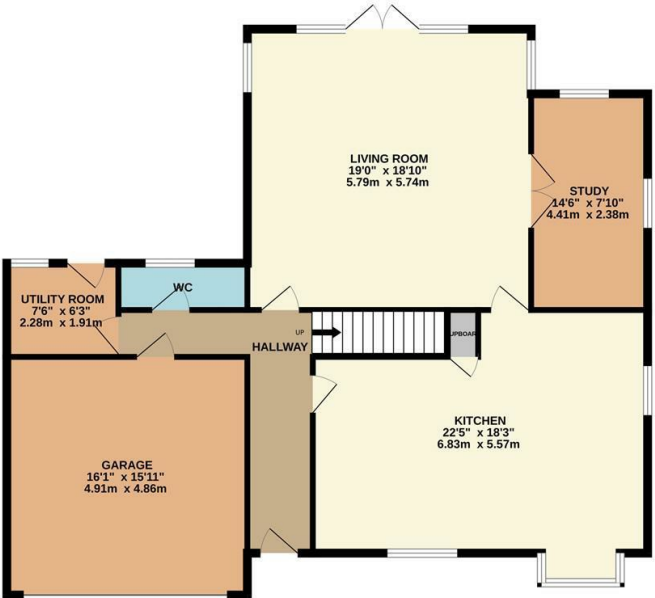
Asking Price £575,000



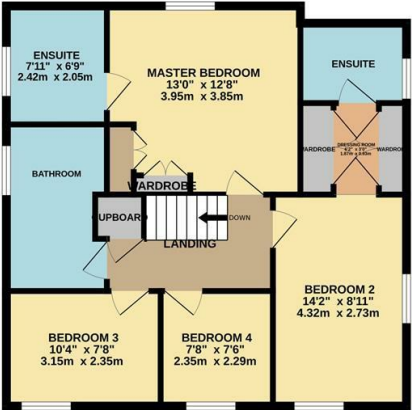
Oundle is a small ancient market town nestling in rural Northamptonshire which is a particular intrigue of those fond of British history. Modern day Oundle is full of interesting alleyways and ancient buildings to list at the long story of its past. Another attraction to Oundle is the sought after schooling 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
1276 sq.ft. (118.5 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 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 |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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