



11 Molesworth

Molesworth, Huntingdon PE28 0QF



Simpson & Partners



Open field views. This stunning four bedroom detached home offers spacious accommodation across two floors and is situated in the delightful village location of Molesworth, surrounded by open countryside. Further benefits include private west facing garden and extensive off road parking. The village offers a lovely community feel with small Church, tennis courts, local primary school and village hall. Enter the property into the spacious hallway with stairs rising to the first floor and doors to: office/playroom giving the option of working from home, separate snug/reception room leading through to sun room set to the rear having views over the garden. Spacious light and airy living room with patio doors leading out to the garden, oak flooring and feature fireplace. Open plan kitchen/dining room fitted with ample storage and space for white goods, tiled flooring, space for cooker with extractor over. Lobby to the side giving access to downstairs wc and door to driveway. To the first floor are four generous bedrooms with the master boasting Juliette balcony and open field views, door to fully tiled en-suite shower room, fully tiled family bathroom fitted with three piece suite comprising bath with shower over, wash hand basin and wc. The property sits on a slightly elevated plot with dwarf wall enclosed front garden planted with mature shrubs, pathway to entrance and driveway to side providing ample off road parking, double timber gates lead through to the rear garden and extended parking if required. The private and well maintained rear garden offers a sunny private aspect with fields to the rear, enclosed with timber fencing. Mainly laid to lawn with borders containing mature planting and patio area set immediately to the rear of the house. Viewing is highly recommended to appreciate the location and interior of this lovely home. Council Tax Band E. EPC Rating E.



4



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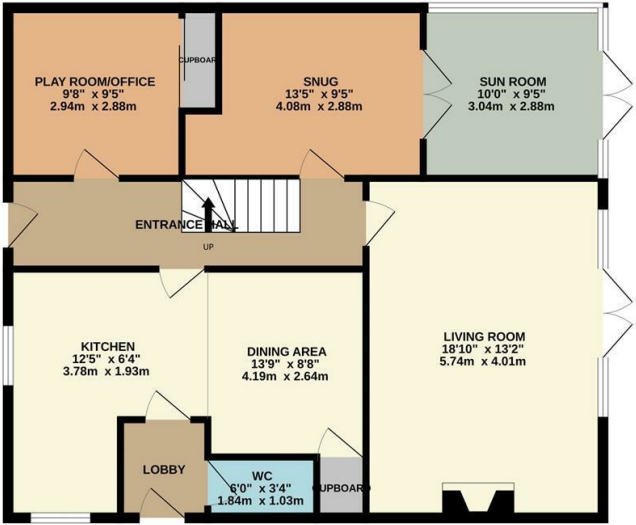
Price £500,000



The village of Molesworth lies just off the A14 and therefore enjoys excellent access to the local and national communication network including mainline rail service to London Kings Cross from Huntingdon or London St Pancras from Wellingborough and Kettering. Local shopping is available in the nearby market towns of Kimbolton and Oundle. There are good local state and private schools at Oundle, Kimbolton, Bedford and Wellingborough.



GROUND FLOOR
926 sq.ft. (86.1 sq.m.) approx.



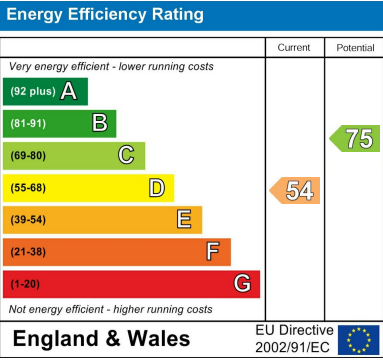
1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 1704 sq.ft. (158.3 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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