



Toad Hall, 4A Church Street  
Woodford, Northants NN14 4EX



**Simpson & Partners**



# Toad Hall, 4A Church Street

Stunning Village Property with Fabulous Country River Views

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## About the Property

THE FORMER RECTORY, CHURCH STREET, WOODORD

A SUPERBLY POSITIONED FOUR BEDROOM FAMILY HOME STANDING IN AN ELEVATED POSITION WITH VIEWS OVER THE RIVER NENE AND COUNTRYSIDE.

THIS RURAL LANDSCAPE IS PROTECTED FROM DEVELOPMENT AND OCCUPIES A GOOD MATURE PLOT WITH A WIDE FRONTAGE AND AGRICULTURAL FIELDS FORMING TWO BOUNDARIES.

The property is accessed via electric gates onto a large driveway that can accommodate up to 6 vehicles.

The oversize garage is entered by two separate remote controlled garage doors and the floor is fully tiled and possesses both power and water supplies.

Toad Hall has four large bedrooms complete with two fully tiled en-suite bathrooms. A third family bathroom with both bath and shower fully complements the first floor. All the bedrooms have fitted wardrobes with generous storage. All the bathrooms are beautifully tiled and all the showers are walk-in. The master suite additionally has a 120 square foot balcony overlooking the stunning rear view.

On the ground floor a modern open plan kitchen/dining and lounge is another main feature of this property. The kitchen is fitted extensively with solid granite work surfaces and two separate sets of French doors open up onto a porcelain tiled patio that wraps around two sides of the property. The lounge area of this huge room has a multi fuel stove set into a feature fireplace. The house also has a study area. A second large separate lounge with a gas fire set into a limestone fireplace.

To complement Country Style living, a separate utility room all with granite work surfaces and mud/boot/shower room finishes off the ground floor layout.

Price **£950,000**







VILLAGE LOCATION  
STUNNING RIVER AND COUNTRY VIEWS  
SUBSTANTIAL PLOT  
DOUBLE GARAGE  
FOUR BEDROOMS  
TWO ENSUITES  
FAMILY BATHROOM  
OPEN PLAN KITCHEN/DINING/FAMILY ROOM  
SEPARATE LOUNGE  
STUDY  
UTILITY AND BOOT ROOM











Woodford Village itself possesses a strong community feel and has a great traditional community English pub as a major asset. A Post Office and general store along with the primary school, farm shop, bistro are also present. As is a large well appointed social club and function room.

Great countryside and loads of walk and bridle ways with fishing on the river complete the picture.

Wellingborough - 9 miles (London St Pancras 45 minutes)

Northampton - 17 miles ( London Euston 46 minutes)

A14 junction 12 -3 miles

Rushden Lakes - 7 miles - shopping complex complete with multiplex cinemas and restaurants and Waitrose

Oundle - 7 miles -with a first class independent school and Waitrose














### Energy Efficiency Rating

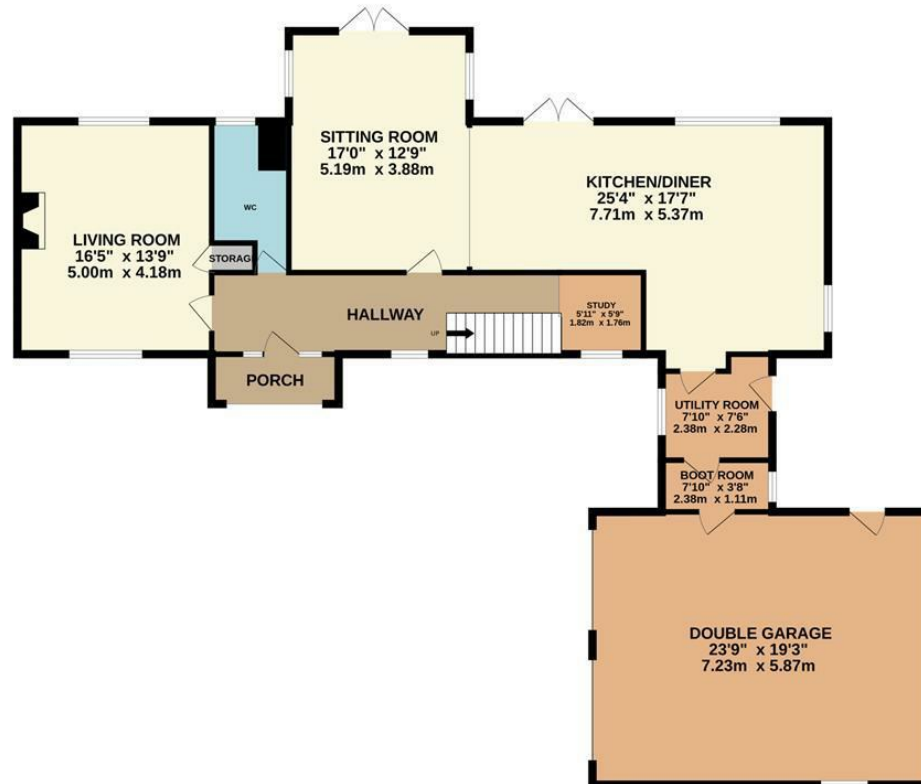
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



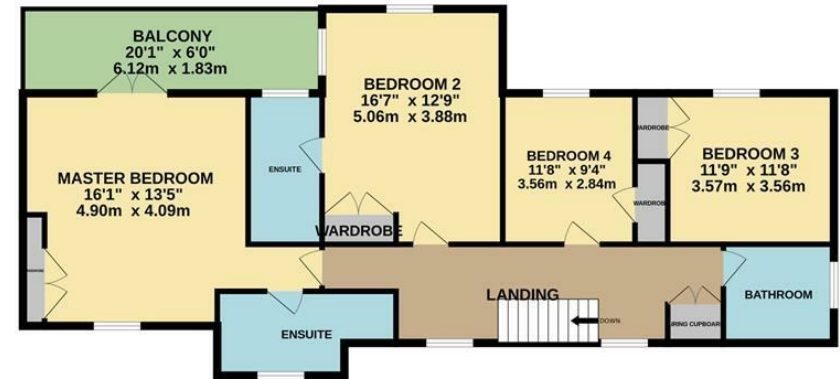
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GROUND FLOOR  
1581 sq.ft. (146.9 sq.m.) approx.



1ST FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA : 2668 sq.ft. (247.9 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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