

16 Queen Street  
Geddington  
NN14 1AZ

£650,000 offers in excess of



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

An exceptional grade two listed thatched cottage situated within the heart of the picturesque and historic village of Geddington which is ideally located between Kettering and Corby thus giving access to two train stations which provide direct connection to London in around an hour, as well as having an abundance of other villages and green spaces close by making this a wonderful and impressive place to live.

The cottage itself is outstanding both internally and externally with an impressive garden, which for the location within in the Village is very generous and secluded. Expect to find the property brimming full of character and charm with so much to appreciate including flag stone floors, high ceilings, exposed beams, stunning fireplaces, laundry drying ceiling rack, latch key doors and a small cellar below the oldest part of the cottage which dates back to the 17th century.

Over two floors the accommodation comprises of an entrance hall, two very spacious reception rooms providing dining and lounge space, both with feature fireplaces and

centrally within the cottage the bespoke handmade kitchen has ample storage space, an Aga and island and butler sink enjoying views to the front and the garden. Expect to also find a boot room area perfect for kicking off dirty wellies and a very well appointed cloakroom on the ground floor.

The first floor consists of three stunning bedrooms, all doubles, the master is especially lovely with a cleaver WC and sink and shower built into original storage cupboards and the second bedroom as a large walk in dressing room. A family bathroom provides a lovely relaxing space with both a separate shower cubicle as well as free standing roll top bath and feature sink unit. A large storage cupboard can be found on the landing.

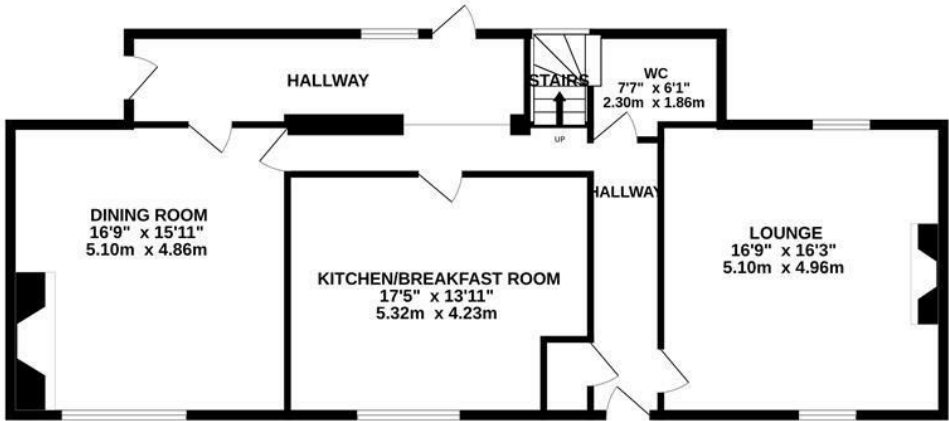
Outside the garden is large with an out door kitchen with pizza oven, wooden cabin and shed. Expect to also find three off road parking spaces.

Call the delighted sole agents Oscar James to view.

...expect excellence

# Floor Plan

GROUND FLOOR  
1050 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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## AT A GLANCE...



Two stunning reception rooms



Bespoke kitchen



Three double bedrooms



Family bathroom, cloakroom and ensuite facilities to master bedroom



Fabulous and large garden with out door kitchen and cabin



Off road parking for three vehicles









# SELLER'S SECRET

Geddington is without a doubt a wonderful place to live and the cottage has been a special home for our family over the years.



## Why we like it....

A stunning home, both inside and out which must be viewed to be appreciated, without a doubt, we love it and will very much enjoy showing it to prospective purchasers.

# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH

01536 415777

[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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