







*****CHARMING 17TH CENTURY COTTAGE***FAR REACHING VIEWS OVER OPEN COUNTRYSIDE***LOVELY 130FT GARDENS***VIEWING ADVISED***NO UPPER CHAIN*****

VIEWING IS ESSENTIAL of this charming four bedroom Grade II listed period home SET IN THE HEART OF THE VILLAGE and offering far reaching views over open countryside. Only once inside will you appreciate the CHARM & CHARACTER FEATURES this MOST ATTRACTIVE HOME offers, and the SUPERB VIEWS from the 130ft MATURE GARDEN. Internally to the ground floor is the main LOUNGE WITH OPEN FIRE & STONE MULLION WINDOW, BEAUTIFULLY PRESENTED FORMAL DINING ROOM, THIRD RECEPTION WITH OAK FLOOR, GOOD SIZE KITCHEN/BREAKFAST ROOM, UTILITY ROOM, SHOWER ROOM and entrance porch. The first floor offers FOUR DOUBLE BEDROOMS, family bathroom and generous size landing. VIEWING BY APPOINTMENT ONLY. Fast Find 13881 EPC N/A

Entered Via

A timber latched door, opening into :-

Entrance Porch 5'11" x 3'0" (1.80m)

Windows to two aspects, quarry tiled floor, part glazed door to:

Study / Reception Three 10'1" x 8'11" max (3.07m x 2.72m max)

A lovely entrance into the property which provides a very flexible area which could make a lovely study area, finished with oak floor with two steps leading down to the kitchen/breakfast room, window to side aspect, double panel radiator, doors to dining room, kitchen and :-

Shower Room 8'1" 3'2" (2.46m 0.97m)

A practical downstairs shower room fitted with a shower cubicle with folding glass door,

feature high level WC and period style wash hand basin, extractor fan, single panel radiator

Kitchen Breakfast Room 13'112 reducing to 11'2" x 13'0" max (6.81m reducing to

A well set out kitchen breakfast room with continuation of oak flooring. A central table area with built in base and eye level units either side. Inset single drainer sink unit with swan neck mixer tap over, space for American style fridge freezer (there is currently a Fisher & Paykel American style Fridge Freezer which may be available by separate negotiation), space for dishwasher, space for cooker, inset spot lights, tiled splash backs, double glazed window to side aspect, built in cupboard to one corner housing the boiler, double panel radiator, double opening doors to :-



Woodford Halse Office 01327 263333

18 Station Road, Woodford Halse, Northamptonshire, NN11 3RB email: villageproperty@tremaynes.co.uk

www.tremaynes.co.uk

Superior
homes



Utility Room 13'0" x 3'9" (3.96m x 1.14m)

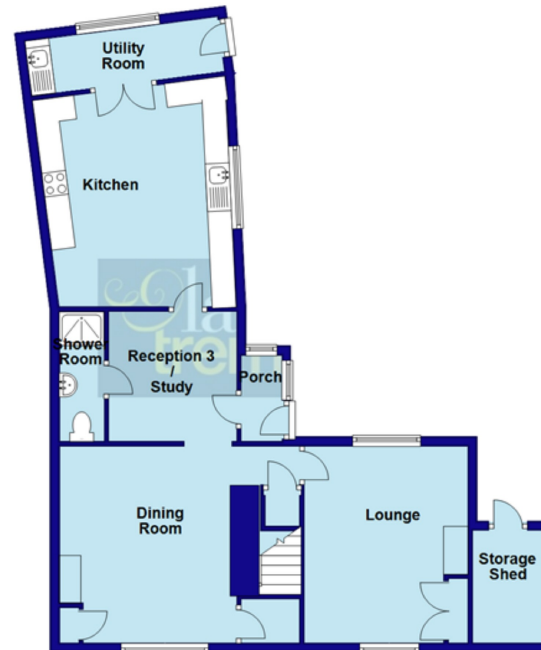
A practical utility room at the rear of the house giving additional access to the garden and with tiled flooring, base and eye level units to one end with inset stainless steel single drainer

sink unit and space under for a washing machine, single panel radiator, double glazed window to rear aspect offering far reaching views over open countryside, door to garden

Dining Room 13'6" x 12'2" (4.11m x 3.71m)

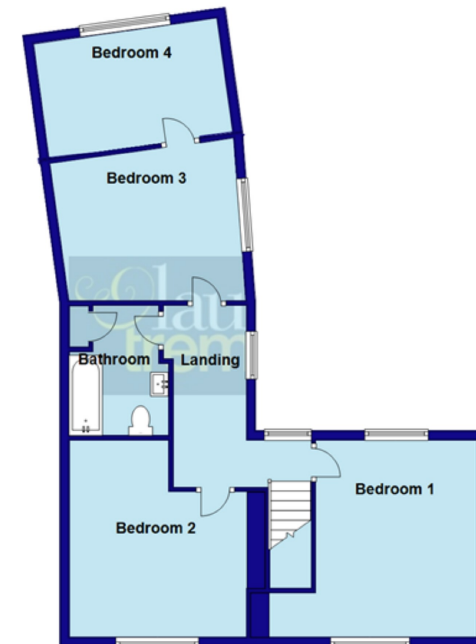
A charming room with the focal point being an open fire place and pine surround set onto a quarry tiled hearth, cupboard and display shelving to one side of the chimney breast,

Ground Floor



Total area: approx. 142.2 sq. metres (1530.3 sq. feet)

First Floor





four wall light points, window to front aspect with double panel radiator under, door to stairs, walkway through to the lounge with built in cupboard under the stairs

Sitting Room 13'6" x 11'3" (4.11m x 3.43m)

A beautiful room, once again with the main focal point being a large open fire place with cast fire and timber surround set onto a tiled hearth. The room is given added character by a superb stone mullion window with window seat overlooking the garden, recessed displays, built in cupboards, television plinth and shelving to one side of the chimney breast, further window to front aspect with window seat, wall light points, double panel radiator

Landing

An L shaped central landing with deep sill window at the head of the stairs, the landing opens up to a 5ft wide area which could be used for multiple purposes and currently has built in cupboards and book shelving, dormer style window to side aspect, inset spotlights

Bedroom One 14'10" reducing to 11'9" x 13'6" (4.52m reducing to 3.58m x 4.11m)

A dual aspect main bedroom with mullion window to the rear aspect and a deep sill window to front aspect, decorative cast iron fire surround, storage to one side of the chimney breast, double panel radiator, access to loft



Bedroom Two 13'6" x 11'11" reducing (4.11m x 3.63m reducing)

A good size second bedroom, deep sill window to front aspect with double panel radiator under, access to loft

Bedroom Three 13'0" x 10'7" (3.96m x 3.23m)

Dormer style window to side aspect with single panel radiator under, door leading to : -

Bedroom Four 13'0" x 7'6" (3.96m x 2.29m)

Double glazed window to rear aspect offering far reaching views over open countryside, single panel radiator

Bathroom 8'9" x 7'8" (2.67m x 2.34m)

Fitted with a three piece suite comprising of a panel bath with twin head shower over, low level WC and pedestal wash hand basin, window through to the landing with coloured obscured glass, single panel radiator, airing cupboard to one corner.

Outside

Front

The property is accessed via a wide timber gate which leads into a beautiful cobble paved seating area outside of the lounge & kitchen/ breakfast room and sets the scene for the remainder of the garden. The gardens are on two levels with the first measuring 24



metres/78 foot which is laid to lawn with well stocked mature flower beds adding to the lovely peaceful feel this garden offers. From the various seating areas far reaching and uninterrupted views can be had over open countryside. Enclosed by timber fencing and brick walling, there are two brick built storage sheds plus a coal shed. Steps lead to the

second lawned area which measures 16 metres / 52 foot and is enclosed by mature hedging. The two lawns are separated by a shaped beech hedge but could be opened up to make a large 130' garden. Two mature fruit trees add to the lovely feel of the garden. A further larger storage shed is situated adjacent to the lounge and is accessed under the archway at the front of the property.

**Viewing strictly by
appointment with
the agent**

AGENTS DISCLAIMER

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

Woodford Halse Office 01327 263333

18 Station Road, Woodford Halse, Northamptonshire, NN11 3RB email: villageproperty@tremaynes.co.uk

www.tremaynes.co.uk



2 floorplans available
on our Website



41 photos available
on our Website

