



Surrenden House, The Green, Little Addington, NN14

£525,000



## Surrenden House, The Green, Little Addington, NN14

Occupying an idyllic position in one of Northamptonshire's most sought-after countryside villages sits this impressive grade II listed detached cottage, providing just under 1,800 sq. ft of enhanced living accommodation. Dating back to the 18th century and formerly three separate cottages, this exquisite countryside home carries an abundance of original features and has been upgraded to provide a contemporary feel, whilst also maintaining its feel of a very well-accommodated family home.

The ground floor accommodation comprises a generous entrance hall/reception room, living room, downstairs cloakroom/W.C., a superb re-fitted kitchen/dining room, large utility room, and conservatory. On the first floor, you will find three double bedrooms boasting high ceilings, a shower room, and a further modern re-fitted bathroom. Externally, the cottage benefits from beautiful gardens to both the front and the rear, and gated access to the left-hand side of the property where you will find a double garage and off-road parking for up to three cars.

The thatch on the property is nearing the end of its life and within the next 5 years will require re-thatching. We have a detailed quotation (which is available to genuinely interested applicants) supplied by a reputable thatcher for this work to be undertaken. This property is on the market at a very sensible price to reflect the level of expenditure required by the successful purchaser.

Little Addington is one of the most sought-after villages in Northamptonshire, offering a variety of scenic countryside walks right on your doorstep and a well-renowned village pub, 'The Bell'. There is also a great primary school in the neighbouring village, and the A45, A6 and A14 are all within easy access.







## Reception Hall

13'5" x 18'6" (4.10m x 5.63m)

Original wooden door and two windows to the front aspect, a charming fireplace with a 'Clearview' multi-fuel wood burner and exposed stone wall behind, period radiator, original listed wooden beam, attractive limestone floor tiling with underfloor heating, door to large storage cupboard, and a staircase leading to the first floor.

## Cloakroom/W.C.

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Low-level W.C., hand basin unit, radiator, wine store, understairs cupboard, limestone floor tiling, underfloor heating.

## Living Room

13'5" x 13'8" (4.10m x 4.17m)

Window to front aspect, another charming fireplace with a 'Clearview' multi-fuel burner resting on a slate hearth, bressummer beam, engineered oak flooring, period radiator, wall lights.









## Kitchen/Dining Room

14'9" x 15'3" (4.50m x 4.66m)

A very good quality re-fitted 'Wychwood' kitchen with an excellent range of base, wall, and purpose-built units, inset butler sink with period tap over, space for an AGA-style cooker, extractor hood, glass backplates, drawer units, built-in 'Neff' dishwasher and microwave, space for a tall fridge/freezer, 'old-fashioned' purpose-built larder cupboard with independent drawers, central island, attractive marble worksurfaces, parquet flooring, and wall lights.

## Utility Room

12'0" max. x 9'6" (3.65m max. x 2.90m)

Window to side aspect and further door to conservatory, beautifully re-fitted room with both base and wall units, work surfaces, fridge/freezer, plumbing for appliances, drawer units, built-in 'Wychwood' pantry, yorkstone flooring, radiator, and cupboard housing oil-fired central heating boiler.



## Conservatory

9'6" x 10'5" (2.89m x 3.17m)

Brick and hardwood conservatory with twin wooden French doors to the rear garden, fitted blinds, and ceramic flooring.

## Landing

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Window to the rear aspect, radiator.

## Master Bedroom

14'9" x 15'3" (4.50m x 4.66m)

Two windows to the front aspect, period radiator, wooden beams.



## Bathroom/En-Suite

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A beautifully re-fitted suite with a window to the front aspect, low-level W.C., pedestal hand wash basin, freestanding bath with chrome handrail and separate shower attachment, timber panels, period radiator, chrome towel rail, and kardean flooring.

## Bedroom Two

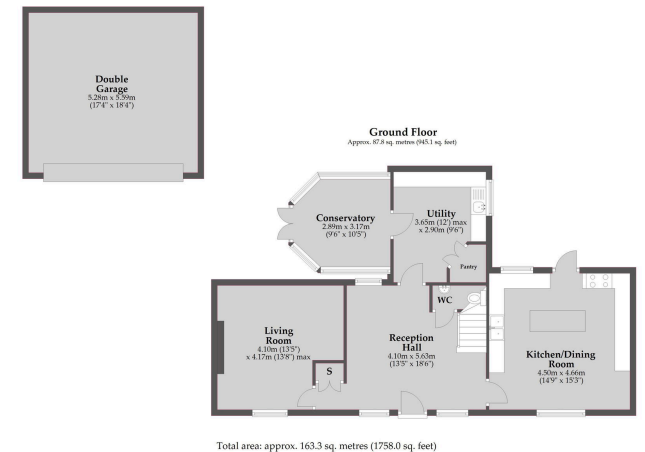
14'0" x 13'11" (4.26m x 4.23m)

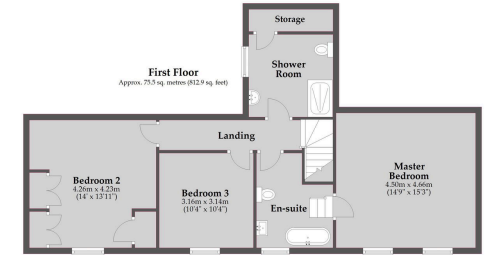
Window to the front aspect, radiator.

## Bedroom Three

10'4" x 10'4" (3.16m x 3.14m)

Window to the front aspect, radiator, original and modern built-in wardrobes.





## Shower Room

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Another wonderfully re-fitted shower room with a low-level W.C., hand basin unit with metal pedestal, double walk-in glass shower cubicle with mains-fed shower, rainfall shower head and separate hair wash handset, extractor fan, period radiator with chrome heated towel rail, large airing cupboard.

## Front Garden

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Enclosed by a dwarf stone wall, mainly lawn with flower and plant borders. G

## Rear Garden

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Five-bar gate leading to the driveway where there is off-road parking for up to three cars, a large double garage converted from the original barn with light and power measuring 5.25m x 5.59m, lawn area, flower and shrub borders housing plentiful established plants, flagstone patio, original stone workshop with light and power, further wood store with lights.

## Council Tax Band

**IMPORTANT:** Natasha Bryony The Estate Agent for themselves and for the vendors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Natasha Bryony The Estate Agent has any authority to make or give any representation or warranty in relation to this property. When you submit an offer for a property we will need two forms of identification for each individual submitting the offer, for instance a driving licence/passport and a utility bill/bank statement. Thank you for your cooperation.





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