



Woodford Road, Little Addington

£995,000



## Woodford Road, Little Addington

**\*\*EQUESTRIAN FACILITY\*\*** Two detached dwellings nestled in a tranquil countryside setting and set in circa 5 acres of grounds/paddocks with a stable yard. "Meadow View", a modern four-bedroom family home, accompanied by a self-contained two-bedroom annexe.

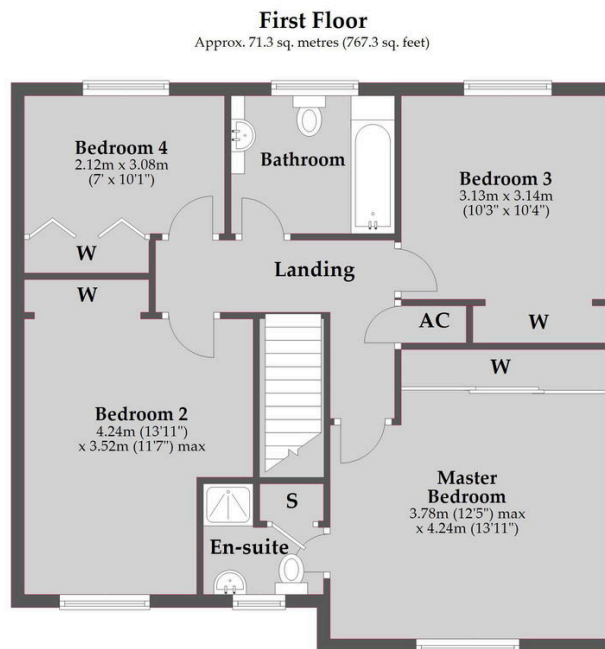
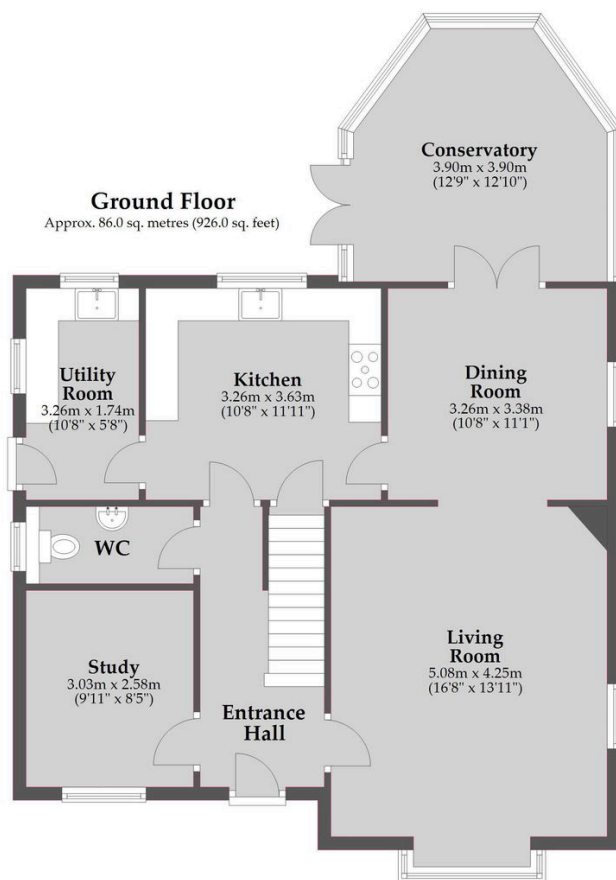
The property is approached via a gated private driveway and dwarf-wall enclosed front garden, met by extensive off-road parking to the rear of the property. There are four stables to the main yard with a further two stables adjacent, and to the North of this are four paddocks where high-quality fencing has been installed within the last 18 months.

Little Addington is an abundant countryside village in Northamptonshire, offering a variety of beautiful Nene Valley walks and excellent hacking and bridleway routes right on your doorstep. There is a well-renowned village pub, 'The Bell', and a great primary school in the next village. For commuters, the A45, A6 and A14 are all within easy access to the village, and brilliant amenities in the immediate surrounding villages and towns, to include: shops, eateries, doctors, dentists, and schools for all ages.

The annex was constructed in 2017 to a very high standard, and offers approximately 1,000 sq. ft of well-appointed living accommodation over one floor. The accommodation comprises a spacious entrance hall, a fully-fitted kitchen with high-quality appliances and beautiful views overlooking open countryside, a sizeable living/dining room with double French doors to the veranda, utility room housing 'Ideal' central heating boiler and with plumbing for appliances, a large double bedroom with bespoke fitted bedroom furniture, another double bedroom with built-in double wardrobes, and a substantial contemporary shower room. There is a loft hatch to the second bedroom which has a pull-down ladder and is part boarded with light. The veranda to the rear of the annex has been positioned to offer a wonderful panoramic view over the Nene Valley.







Total area: approx. 157.3 sq. metres (1693.2 sq. feet)  
**Meadow View, Woodford Road, Little Addington**

The principle residence is a detached four-bedroom family home which was constructed in the late 90's. The ground floor accommodation comprises a sizeable entrance hall, cloakroom/WC, living room, dining room, kitchen with a separate utility room, study room, and conservatory. On the first floor are three double bedrooms with the master hosting an ensuite shower room, a large single bedroom, and a family bathroom. To the rear, there is a private wall-enclosed garden which is mostly laid to lawn. The current owners are re-decorating and putting new carpets throughout the house. Detailed description to follow:-

## Cloakroom/WC

Window to side aspect, low-level WC, pedestal wash hand basin with wall-mounted mirror over, ceramic wall tiling, radiator.

## Living Room

16'8" x 13'11" (5.08m x 4.25m)

Box bay window to front aspect and further window to side, attractive fireplace with fitted gas fire, wall light, radiator.









## Dining Room

10'8" x 11'1" (3.26m x 3.38m)

Window to side aspect, radiator, twin French doors to conservatory.

## Kitchen

10'8" x 11'11" (3.26m x 3.63m)

Fully-fitted kitchen with an excellent range of base and wall units, granite work-surfaces with tiled splashbacks, ceramic butler sink unit with mixer tap over, integrated dishwasher, 'Rangemaster' range cooker and hob with extractor canopy over, window to rear aspect overlooking the garden, door to understairs storage/pantry, downlights, radiator.

## Utility Room

10'8" x 5'8" (3.26m x 1.74m)

Window to rear aspect, further wall and base units providing work-surfaces, plumbing for washing machine and space for tumble dryer, ceramic butler sink unit, downlights, radiator, coat-hanging space, door to side aspect.

## Study

9'11" x 8'5" (3.03m x 2.58m)

Window to front aspect, radiator.

## Conservatory

12'9" x 12'9" (3.90m x 3.90m max.)

Windows to three aspects with smaller opening windows above, high-quality ceramic floor tiling, further twin French doors to the rear garden.

## Master Bedroom

12'5" max. x 13'11" (3.78m max. x 4.24m)

Window to front aspect, high-quality built-in triple wardrobe with a variety of shelving units and clothing rails, radiator.

## Ensuite Shower Room

Window to front aspect, low-level WC, vanity hand basin unit, chrome ladder towel rail/radiator, shower from mains with glass opening door, ceramic wall and floor tiling, door to large storage cupboard, extractor fan.

## Bedroom Two

13'11" x 11'7" max. (4.24m x 3.52m max.)

Window to front aspect, large double built-in wardrobe, radiator.





### Bedroom Three

10'3" x 10'4" (3.13m x 3.14m)

Window to rear aspect, large double built-in wardrobe, radiator.

### Bedroom Four

7'0" x 10'1" (2.12m x 3.08m)

Window to rear aspect, large double built-in wardrobe, radiator.

### Family Bathroom

Window to rear aspect, 'P' shaped bath with shower over and glass screen, ceramic wall and floor tiling, low-level WC, vanity hand basin unit, chrome ladder towel rail, downlights, extractor fan.



### Council Tax Band

Meadow View: F

Annex at Meadow View: A

### Energy Performance Certificate (EPC)

\*\*Ordered for both



### PLEASE NOTE:

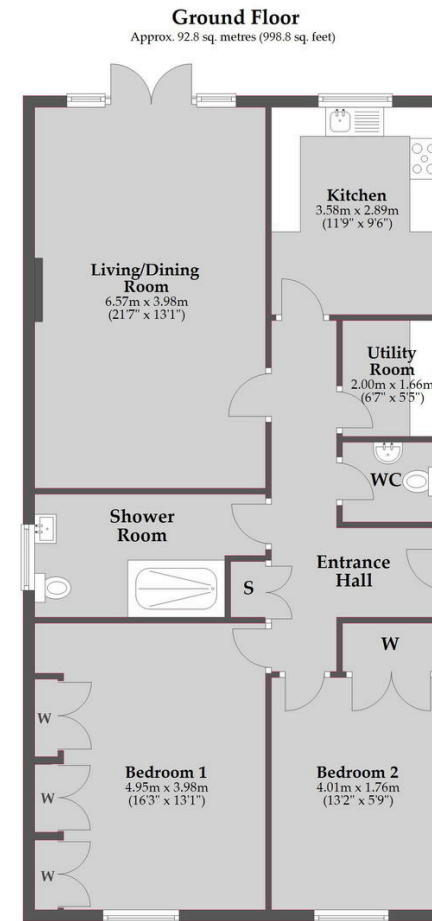
Natasha Bryony Sales & Lettings have NOT measured the land, and we strongly advise any purchaser to correctly measure the acreage before making a financial commitment to purchase.

### IMPORTANT:

Natasha Bryony Sales & Lettings 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 Sales & Lettings 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.



- **\*\*NO ONWARD CHAIN\*\***
- Sought-after rural location
- Two detached dwellings with stables and land
- Excellent Nene Valley bridleways
- Extensive plot of circa 5 acres
- Stable yard accommodating 6 stables
- Gated driveway with ample parking



Total area: approx. 92.8 sq. metres (998.8 sq. feet)  
**Annexe At Meadow View, Woodford Road, Little Addington**







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