





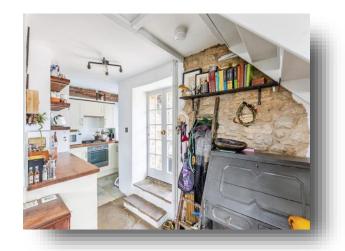


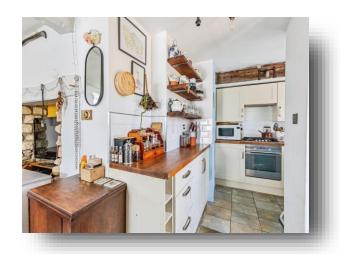


welcome to

High Street, Great Doddington

Situated in the highly sought after village location, this picturesque thatched Grade II cottage offers a wealth of charm and character with accommodation over three floors. Benefits include two bedrooms, four piece bathroom suite with claw foot bath and private garden.

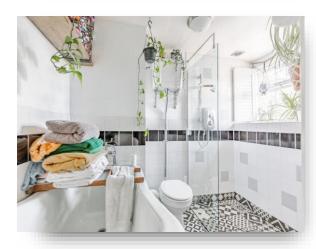












Storm Porch/Entrance Hall

Part frosted door to side, steps down.

Lounge

14' 2" x 13' 9" (4.32m x 4.19m)

Windows to front and rear, feature fireplace, flag stone floor, exposed stone work, stairs rising to first floor landing, radiator.

Kitchen

7' 4" x 6' 6" max (2.24m x 1.98m max)

Window to side. Kitchen comprising single drainer sink unit inset to work surface, base and wall storage units, built-in oven, hob and extractor, tiled splash backs and floor, exposed beams.

First Floor Landing

Window to side, stairs rising to first floor landing.

Bedroom One

Irregular Shaped Room 10' 9" max x 12' 9" (3.28m max x 3.89m)

Window to front, exposed wood floor, radiator.

Bathroom

Window to side. Comprising four piece bathroom suite with walk-in shower with screen, WC, freestanding claw foot bath, pedestal wash hand basin, tiled floor, radiator.

Second Floor Bedroom Two

Irregular Shaped Room 13' 7" max x 9' 2" plus recess (4.14m max x 2.79m) Window to front, hatch to loft space, built-in airing cupboard, radiator, eaves storage space cupboard.

Secret Room

Restricted height.

Irregular Shaped Room 8' 4" x 6' 1" (2.54m x 1.85m) Accessed via "bookcase door". Wall mounted boiler, hatch to loft space, plumbing for washing machine.

Outside Garden

Enclosed, access via stone arch and step up to paved patio area with gravel borders, raised flower and shrub borders, garden shed and summerhouse.





welcome to

High Street, Great Doddington

- Thatched stone cottage
- Two bedrooms
- Conservation area and Grade II Listed
- Accommodation over three floors
- Gas central heating

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£230,000









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Property Ref: WBR113936 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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