

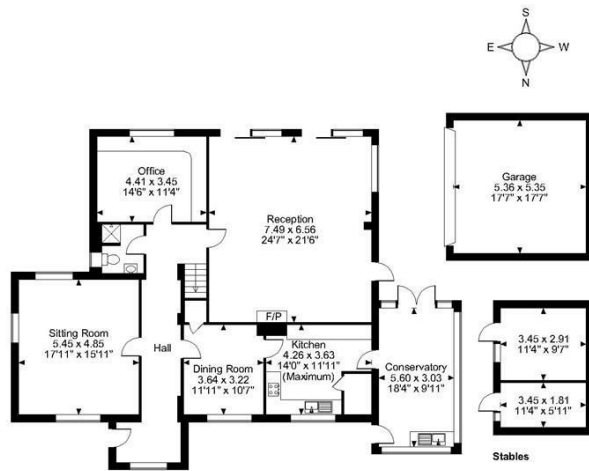


## WILLOWBROOK COTTAGE LUTTON ROAD POLEBROOK, PE8 5LX

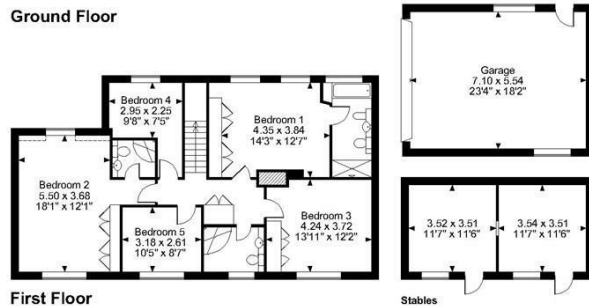
£1,100,000  
FREEHOLD

A modern, family house with beautifully proportioned & versatile living space, set within delightful grounds of 1.30 acres and enjoying a marvellous rural view. Close to Oundle.

**Woodford & Co.**  
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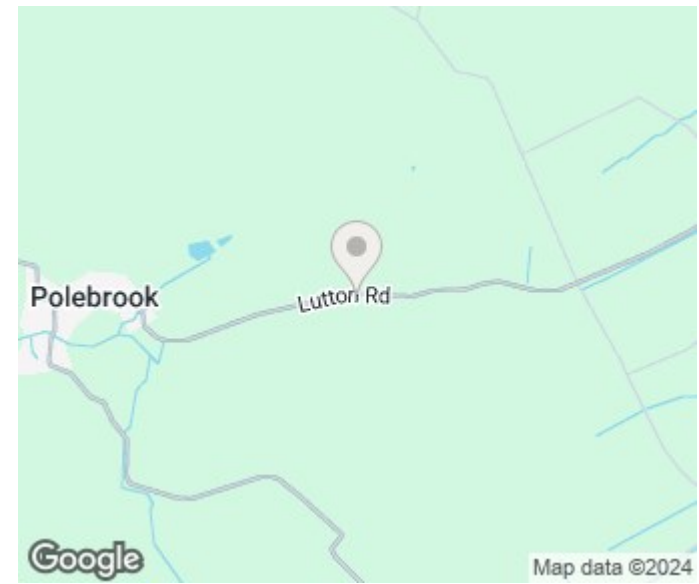


Ground Floor



First Floor

**Total Approx Gross Internal Floor Area = 372 Sq/m-4002 Sq/ft**  
 FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE. REF = dig/8612542/AGL- © www.homeplanspc.co.uk 2016



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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