



14 WARREN BRIDGE
Oundle | Northamptonshire

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A superb family home with versatile accommodation, four bedrooms, gardens and a double garage,
set on a small development on the edge of Oundle.

Hall | Living Room | Dining Room | Conservatory | Study | Kitchen/ Breakfast Room | Utility | Cloakroom

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Landing | Four Double Bedrooms | Ensuite to Master & Family Bathroom

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Attractive Outbuildings with Potential | Garden with Views



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12 Market Place, Oundle, PE8 4BQ

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The Property

This well-proportioned family home is set in a tranquil cul de sac on a small and popular development on the edge of Oundle. The Market Place is closer than one might think and there is also good access to the countryside that surrounds the town.

The house offers versatile accommodation that has been updated over the years and recently had new flooring and decoration to several rooms. The windows are double glazed and gas central heating is installed. A conservatory has been added to the rear, adding to the choice of how the rooms are utilised.

The entrance hall is very spacious and welcoming, and offers access to most of the ground floor. The living room enjoys a dual aspect, with a window to the front and double doors to the conservatory to the rear. This is a double-glazed addition with double doors opening to the patio. The dining room runs off the living room and offers ample space for formal occasions. It is open to the kitchen, creating a great flow and open plan feel. The kitchen is fitted with a range of wall and base units with worksurfaces and inset sink. There is space for the usual appliances including one for a range style cooker. An extractor hood is set above. The study is accessed from the hall and is of sufficient size to be a playroom or snug. The utility room has space for appliances and a door leads to the outside. The cloakroom is adjacent.

The garage can be accessed from hall, ensuring a dry approach to and from the vehicles.

The first floor offers great space for all the family, with four double bedrooms, including a vast room over the garage, which could have an ensuite constructed to one end. The principal bedroom enjoys a dual aspect with a view over the garden and field beyond. There are fitted wardrobes and an ensuite shower room /WC. The other bedrooms also have a good view and have use of the well-appointed family bathroom. Loft space is accessed from the landing with a pull down ladder, boarded with a velux window, offering great potential for further accommodation.

There is plenty of parking to the front, on the gravelled drive. This leads on to the double garage. Gated access leads to the rear garden. A paved and shingled patio spans the back of the house. Beyond the rose bed is a good-sized lawn. Beside the house is a further paved area, along with a garden shed and a greenhouse.

N.B. The house suffered slight water ingress on the ground floor in the floods of January 2024. As a result of this, and to mitigate the risk of future flooding, the owners have contributed to a flood protection scheme which is currently under review. Further details are available on request.

Services

All mains services connected
Gas-fired central heating.

Council Tax

Band F

EPC

Band C

Tenure

Freehold, with vacant possession

Viewings

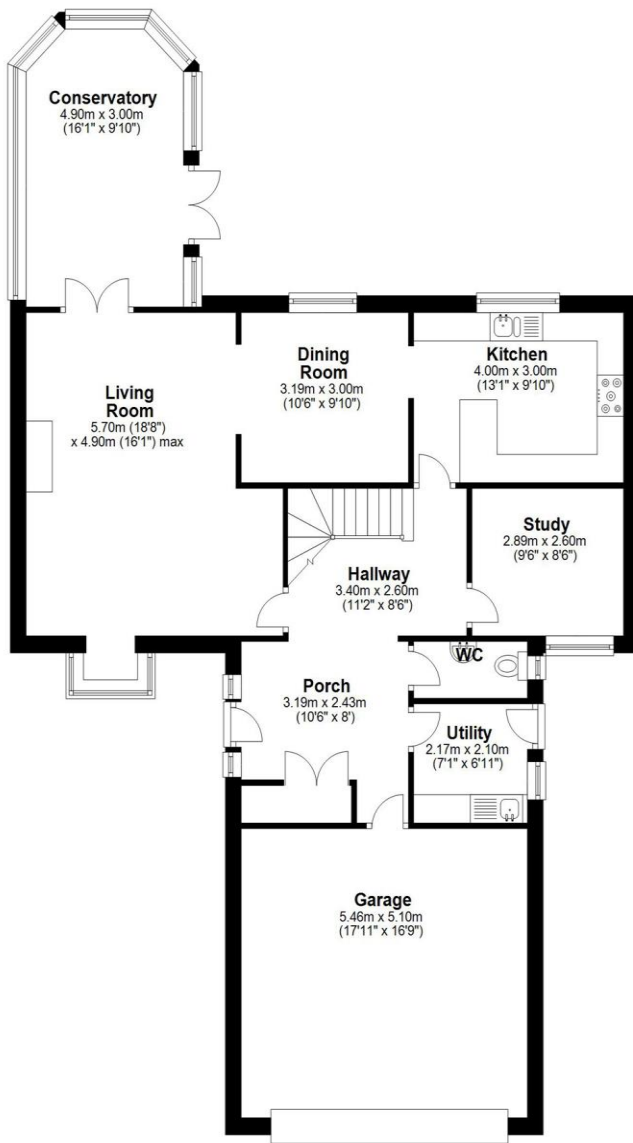
A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com



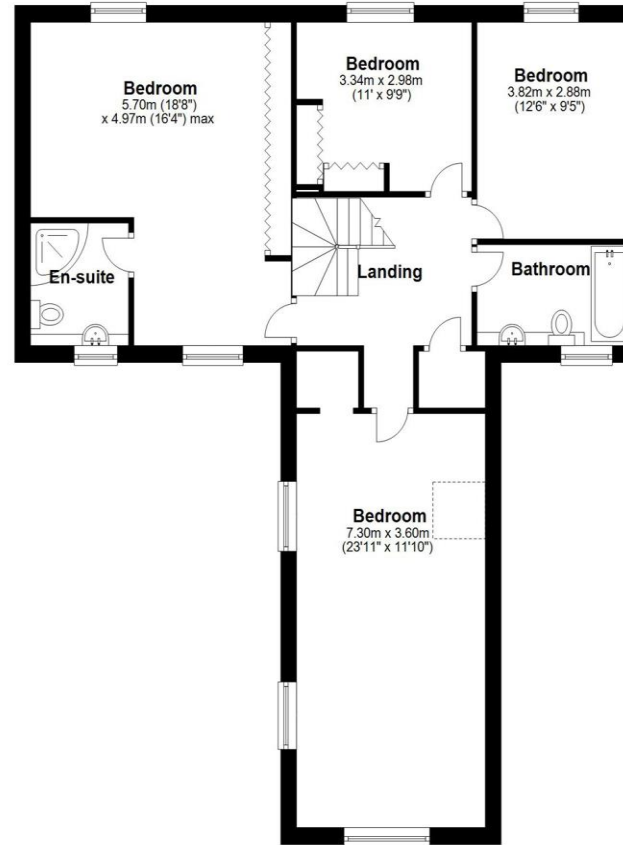




Ground Floor



First Floor



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Total Approx Gross Internal Floor Area = 222 sq/m (2386 sq/ft)

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