



33a MAIN STREET  
WOODNEWTON | NORTHAMPTONSHIRE

**Woodford & Co.**  
PROPERTY CONSULTANTS & AUCTIONEERS

33A MAIN STREET | WOODNEWTON | PE8 5EB

**A superbly extended modern village home, with fabulous living space, four bedrooms, plenty of parking and a manageable, south-facing garden, set in the heart of this popular village.**

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Hall | Sitting Room | Live-in family kitchen / Living Room | Study | Utility Room | Cloaks / Shower Room

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Landing | Principal Bedroom | Ensuite Shower Room | Three Further Bedrooms | Bathroom

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South-facing Garden | Parking | Store / Small Garage | EV Charging Point



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12 Market Place, Oundle, PE8 4BQ

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## The Property

This surprisingly proportioned, family home was built in stone with a slate roof to fit into the charming village street scene. It was extended within the last decade to create superb living space with a degree of versatility. The beautifully presented and updated accommodation is set over two floors.

The front door opens to the hall, which has a storage cupboard to one side. The guest cloakroom/ WC is adjacent and also offers a shower.

The cosy sitting room has a wood burning stove set into a handsome fireplace. Double doors can be opened to the living room, creating a vast, sociable space with a good flow. The kitchen forms part of the living / dining room, creating a superb hub to the house with ample space for all the family to be together. The kitchen area is fitted with a range of wall and base units with quartz worksurfaces and a breakfast bar. There are Bosch electric ovens, a hob and extractor hood. The dishwasher and the fridge freezer are built-in. The kitchen is open to the dining / living room which offers plenty of space for formal or family meals, as well as relaxation on sofas and chairs. A bi-fold door opens to the garden. The tiled floor, with heating beneath, runs right through this room.

There is a small study off the living room. A door from the living room also leads into the former garage, which could still house motorcycles and the family clobber. From the hall there is access to the playroom or gym, which in turn leads through to the utility room, which is fitted with wall and base units and houses the oil-fired central heating boiler. A door opens to the garden.

The first-floor landing is approached via stairs from the hall. The large, bright landing gives access to each of the four, double bedrooms and to the well-appointed family bathroom. The principal bedroom suite is superb. A walk-through dressing room offers plenty of storage and leads on to the characterful bedroom, which has bespoke, fitted furniture and a seat set beneath the south-facing window. A door leads through to the ensuite shower room.

To the front of the house is a gravelled drive, which provides ample parking and turning space. EV charging point. Double doors open to the former garage. Gated access leads to the side of the house and into the rear garden. A paved patio runs around the house and offers space for seating and dining in the southerly sunshine. The lawn is beyond and has shrub borders. A useful store or workshop is set to one side.

## Location

Woodnewton is a traditional village set high above the Willowbrook. In the heart of the village is the Church of St Mary and the public house, the White Swan. There is an active village hall and a children's play park. Footpaths and bridleways give access to the surrounding countryside. The historic market towns of Oundle and Stamford are nearby and offer a good range of independent shops, farmer's markets, schooling and leisure. The city of Peterborough offers extensive facilities as well as main line rail travel, with frequent service to King's Cross with journey times from 48 minutes.

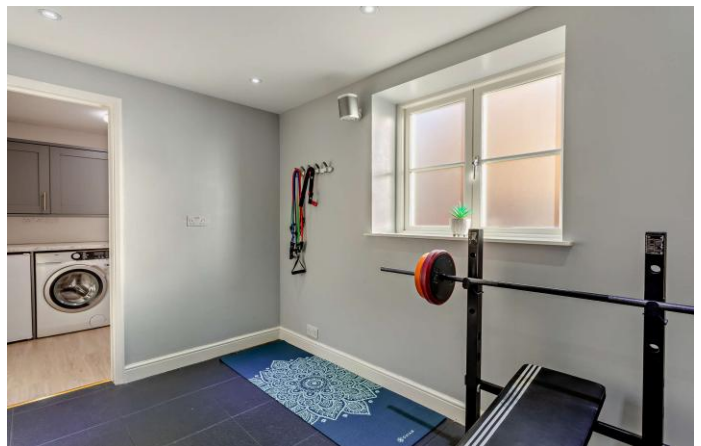
Services	EPC	Tenure	Council Tax	Local Authority
Mains electricity, water & drainage Oil-fired central heating.	Band D	Freehold, with vacant possession	Band E	North Northamptonshire Council

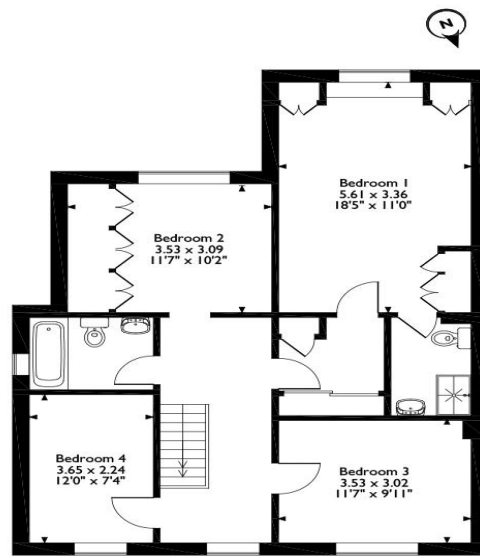
## Viewing

Our Pleasure, but by appointment. Please call 01832 274732 or email [info@woodfordandco.com](mailto:info@woodfordandco.com)

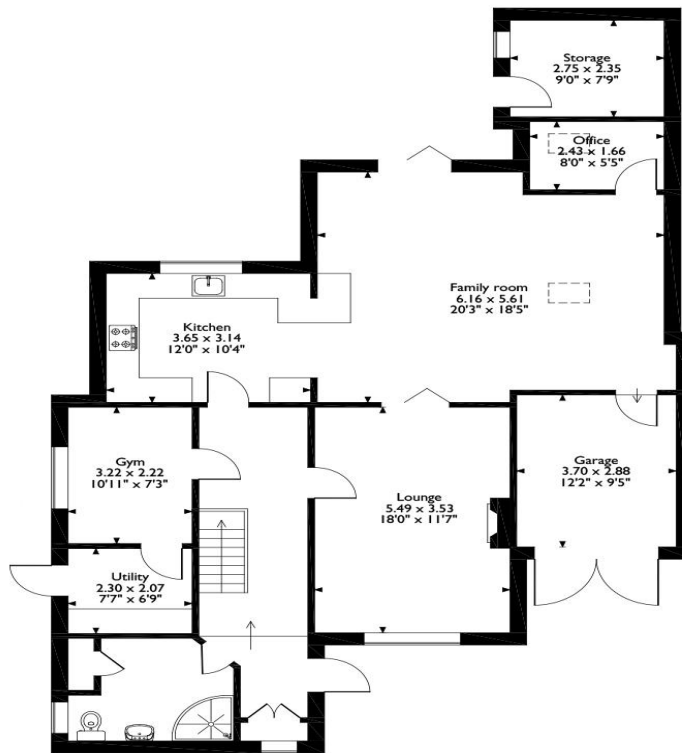








First Floor



Ground Floor

Total Approx Gross Internal Floor Area = 200 Sq/m - 2152 Sq/ft  
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