



18 ISLINGTON
TITCHMARSH | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

18 ISLINGTON | TITCHMARSH | NN14 3DG

A modern, detached bungalow offering well-appointed accommodation, plenty of parking and garden studio / annex, enjoying beautiful views on the edge of this picturesque village

Entrance Hall | Living Room | Dining Room | Kitchen / Breakfast Room | Utility

Principal Bedroom | Two Further Double Bedrooms | Bathroom

Gardens | Large Garden Studio / Office | Store



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12 Market Place, Oundle, PE8 4BQ

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The Property

This modern detached bungalow is set upon Islington, a favoured lane, within the picturesque village of Titchmarsh. The property is set facing east and over-looking the village conservation area, with a paddock in the foreground and the beautiful church of St Mary The Virgin, beyond. The bungalow itself is just outside the conservation area, but the land to the south of it falls within it.

The property was probably built in the 1960s and has been improved and altered in recent times. It offers comfortable accommodation, with double glazed windows and gas fired central heating. The front door opens to the hall. To the left is the living room, which has a large window framing the beautiful view. An open fire place with a granite hearth creates a cosy focal point. There are useful, fitted shelves to one end. The dining room offers ample space for formal occasions and has French doors opening to the garden and capturing the evening sunshine.

The kitchen / breakfast room is beyond and is fitted with a range of wall and base units with worksurfaces and inset sink. There is space for appliances, including a range cooker. There is ample space for family mealtimes. The two large windows give views over a paddock and the rear garden. The back hall gives access to the garden and also leads into the utility room, which offers good storage and space for the family pets and the usual appliances. A cloakroom / WC is set beyond.

There are three comfortable bedrooms, two of which have a beautiful view over the conservation area to the church. The third bedroom overlooks the garden. The bathroom is well-appointed and offers a bath, WC wash basin and separate shower cubicle.

The bungalow sits behind a wall-retained, singled front garden which has two sets over vehicle gates, allowing for plenty of parking. There is ample space to the side for the erection of garaging or perhaps an extension of the bungalow, subject to any necessary consents. Gated access leads through to the rear garden, which is a superb size. A patio spans the back of the house and over-looks the west facing lawn. At the back of the garden is a useful timber building which offers a garden room / party barn. Off to one side is a studio or home office. To the other end is a garden store.

Location

Titchmarsh is a popular village with a primary school, public house and community run village shop. There are footpaths and bridleways giving access to the surrounding countryside. Nearby there are the market towns of Oundle and Thrapston, each offering a range of family-run shops, businesses and restaurants, as well as supermarkets. The A14 is within easy reach giving fast access to the motorway network and to larger towns where there are rail services to London.







Services

Mains electricity and water. Private drainage. Mains Gas-fired central heating.

Tenure

Freehold, with vacant possession.

Local Authority

North Northamptonshire Council

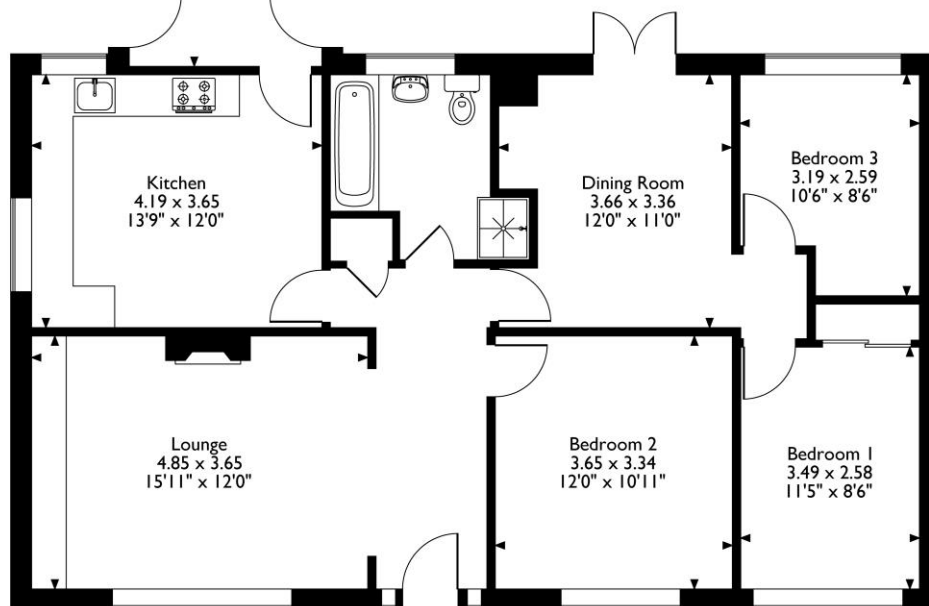
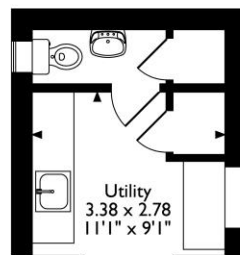
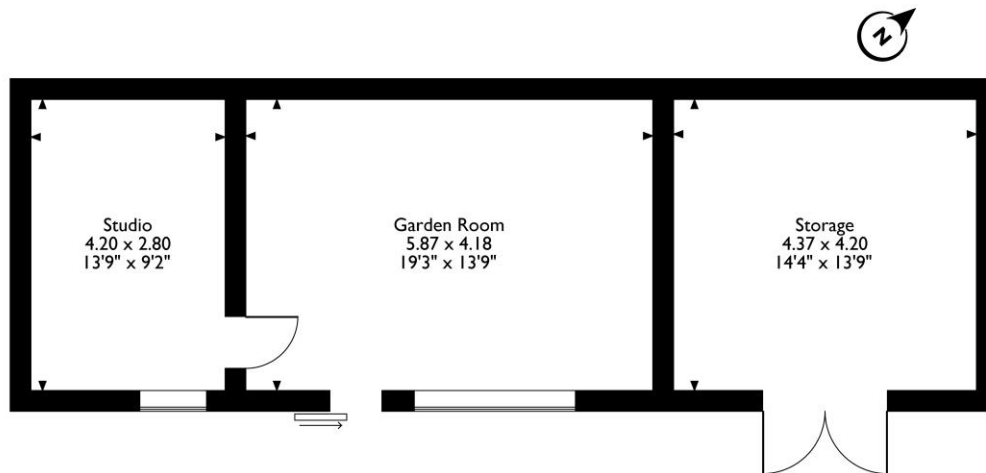
Council Tax - Band D

EPC - Band TBA.

Viewings

A pleasure, but strictly by appointment with Woodford & Co.

Telephone 01832 274732. info@woodfordandco.com



Ground Floor

Total Approx Gross Internal Floor Area = 164 Sq/m - 1765 Sq/ft
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