



WILLOW COTTAGE
UPPER BENEFIELD | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

An exceptional village home that has been superbly renovated and extended, offering high specification, three bedroom accommodation, set within fabulous gardens & enjoying a far-reaching rural view.

Hall | Study | Kitchen | Dining Room | Snug | Living Room | Utility | Cloakroom

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Landing | Principal Bedroom with Ensuite Shower Room | Two Further Double Bedrooms | Bathroom

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Two Driveways | Fabulous Gardens | Gym & Store



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12 Market Place, Oundle, PE8 4BQ

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The Property

Willow Cottage is a handsome stone house, built of local limestone and probably dating from the late 1700s. This fine home, over the last 10 years, has been subjected to a detailed program of refurbishment along with sympathetic and well-considered extension, to create a stylish home with plenty of character, suitable for today's way of life. The extension maximises the southerly light and also affords a wonderful view of the garden and the rolling countryside beyond.

The front door opens to the welcoming hall which has oak flooring. Doors lead off to the cloakroom and the study, which has a view down the garden. The main living room has an inglenook with wood burner, and windows with window seats beneath. The beautifully fitted kitchen is the hub of the home and is fitted with a range of wall and base units with granite worksurfaces and inset Belfast sink. There is space for a range cooker set beneath an extractor hood (the Lacanche range is excluded from the sale). The room flows through to the dining area and snug, with its polished oak floor and the gas-fired 'wood burning' stove, adding to the character and warmth. The low-sill windows and French doors offer lovely views and direct access to the garden. The ground floor is completed by the useful utility room and the back hall, which has access from the drive.

The first floor is equally well proportioned with three double bedrooms and a superbly appointed family bathroom with free-standing bath and separate shower. The principal bedroom enjoys a dual aspect with a remarkable view over the surrounding countryside. The ensuite shower room is a luxurious touch.

The grounds to Willow Cottage complement the house. They are beautifully designed, landscaped and planted to offer various rooms of interest and colour throughout the year. There are two terraces, one south-facing, the other west-facing, giving a choice of seating and dining areas in fine weather. Paths lead across the shaped lawn and between stands of trees to the gym or office, which is set within the former double garage. It is a simple job to restore this building back to garage use. The path winds on to the enclosed chicken run. The garden is bound by mature, well-tended hedging. There are two gated drives to the house, offering a choice of parking. The further drive is set in front of the garage, currently a store.

Services	Council Tax	EPC	Tenure
Mains electricity, water & drainage. Oil-fired central heating. LPG supply to cooker and one stove.	Band E	TBA	Freehold, with vacant possession

Exclusions

The greenhouses, summer house, garden pots and the Lacanche range cooker are excluded from the sale.

Viewings

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





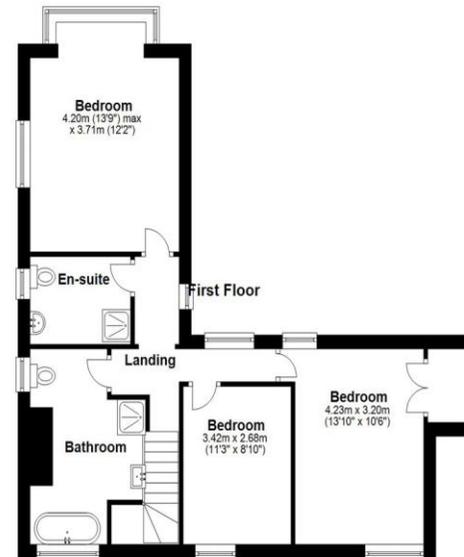
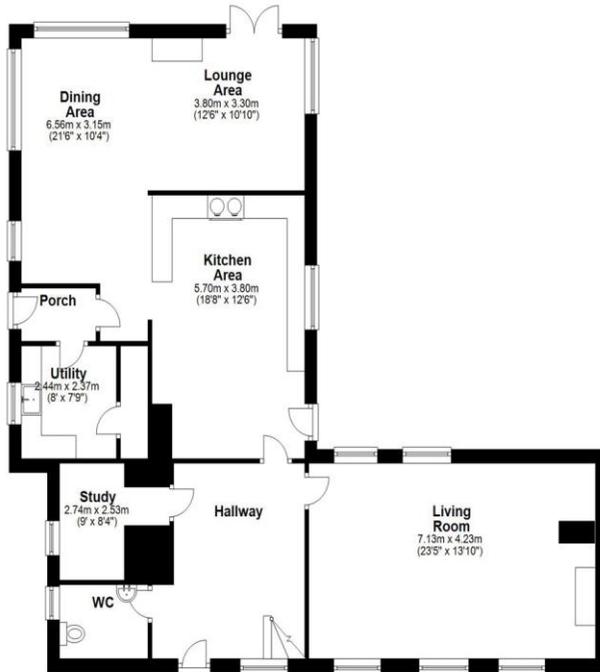
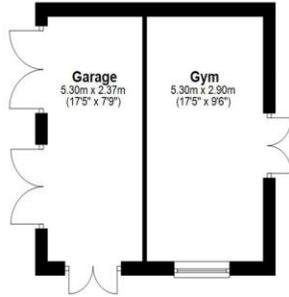








Ground Floor



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Total Approx Gross Internal Floor Area = 217 sq/m (2334 sq/ft)

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