



1 CROSS LANE  
ALDWINCLE | NORTHAMPTONSHIRE

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

1 CROSS LANE | ALDWINCLE | NORTHAMPTONSHIRE | NN14 3EG

A superbly modernised family house with versatile accommodation, an annex, garaging and delightful south-facing garden with field views, set in the heart of this popular village.

Hall | Family Room | Snug | Sitting Room | Dining Room | Kitchen / Breakfast Room | Cloakroom

~

Landing | Principal Bedroom Suite with Shower Room & Dressing Room | Three Further Bedrooms | Bathroom | Shower Room  
Study & Hobby Room

~

Double Garage with Guest Suite Above | Front & Rear Gardens



**Woodford & Co.**

PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ

WOODFORDANDCO.COM





## The Property

This fabulous family house occupies an attractive plot of 0.35 acre, and is set in the heart of this lovely village. The property was built in the 1980s but has in recent years, been subjected to a huge program of modernisation and remodelling, creating a stylish and versatile home, with up to date services, a new central heating system, along with new, high specification doors and windows. Other works include new flooring and new kitchen and bathroom fittings. On top of that, the garden has been professionally designed and landscaped, to maximise enjoyment of its southerly aspect and the view beyond. The property is now ready for new custodians to enjoy, with little maintenance to consider for a number of years.

The wide entrance door opens to the spacious reception hall. The guest cloakroom is to one side. Across the hall is the family room which is a superb size for movie nights, or to be used as a playroom for the younger children. A doorway runs through to the snug area, which shares the double-sided wood burner with the main sitting room. Both rooms are extended by the garden room area, which also has a continuation of the oak flooring. Plenty of glazing floods all the areas with light and afford great views down the garden. Doors open to the paved patio.

The dining room is off the hall and has bi-fold doors opening to the garden. This shares the double-sided wood burner with the kitchen / breakfast room, and the polished tiles run right through, adding to the feeling of space and the superb flow that the whole ground floor offers. The kitchen is beautifully specified with an extensive range of wall and base units with granite work surfaces and an inset twin sink. Integrated Neff appliances include an induction hob with extractor above, a dishwasher, fridge, a combi oven with microwave, a steamer oven and warming drawer. The breakfast bar is set adjacent to additional bi-fold doors that open to the patio, extending the accommodation on a fine day.

The first floor is approached via stairs from the hall. The principal bedroom is at one end of the house and has a beautiful view from its Juliet balcony, over the garden and field beyond. It is air-conditioned. The sizeable dressing room has wardrobes and deep storage along one wall. The ensuite offers a double width shower, WC and washbasin. The second bedroom enjoys superb views and is also air-conditioned. There are two further double bedrooms on this floor, with views over the gardens. The luxurious family bathroom has been fitted with a double width spa bath, WC and wash basin. There is an additional, well-appointed shower room and WC adjacent, giving greater versatility to this family home. A staircase rises to the attic room, which has plenty of natural light from a porthole window and two opening sky lights. There is a study area to one end and a hobby area to the other.

Guest accommodation or a gym, is set above the double garage. An external staircase leads to a double bedroom with ensuite shower room / WC.

The house is approached via a shingled drive, through a gateway within the attractive dry-stone wall. There is ample parking in front and within the double garage, which has power, light and a water supply. Gated access leads to the rear garden. A huge patio spans the back of the house, linking the kitchen to the main reception areas. The garden has a shaped lawn, with walkways running between well-stocked shrub beds around to a shingled seating area. Across the lawn is the shed, with power and light connected. At the back of the garden the hedge has been kept low so as to maintain the view across the fields to the rear.

### Services

Mains electricity, water & drainage

### Council Tax

Band G

### EPC

Band D

### Tenure

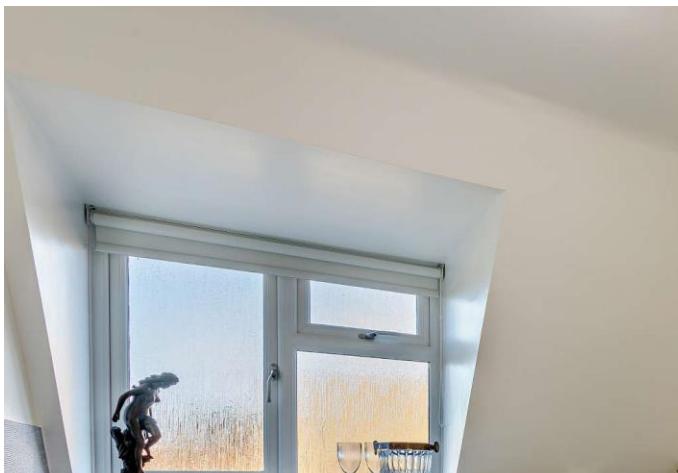
Freehold, with vacant possession

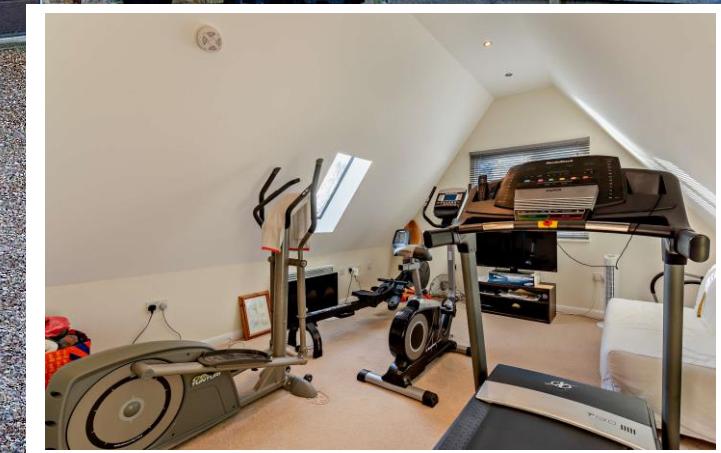
### Viewings

Our pleasure, but by appointment, please.

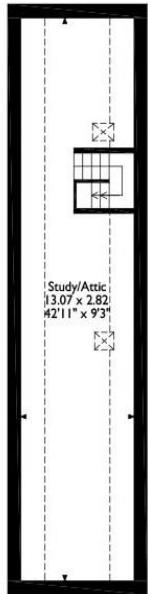




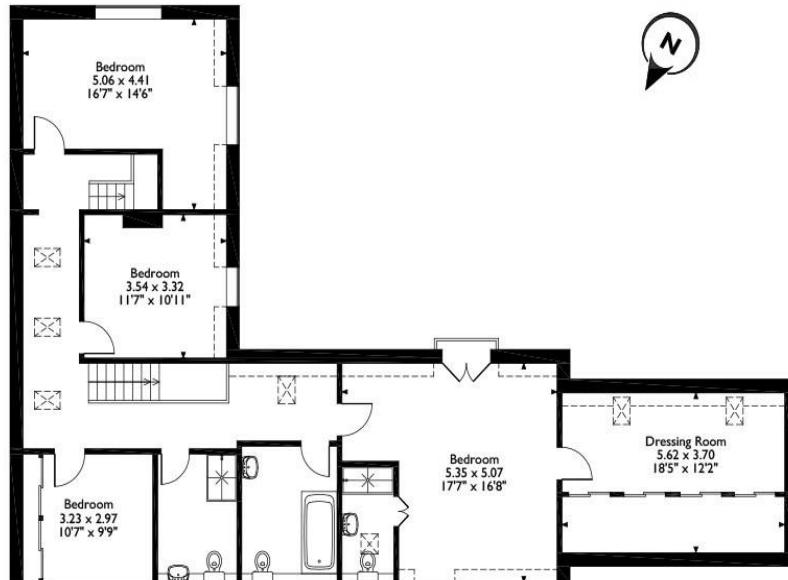




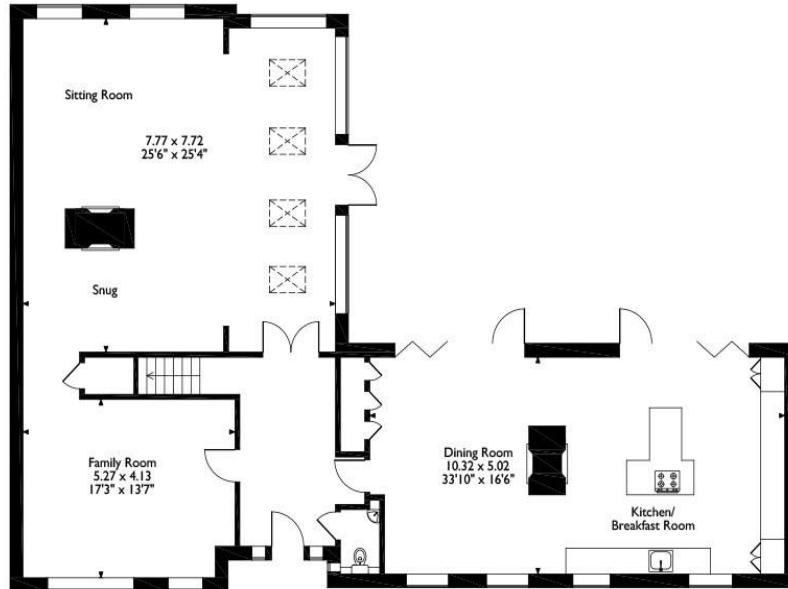
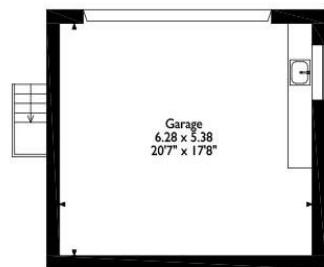
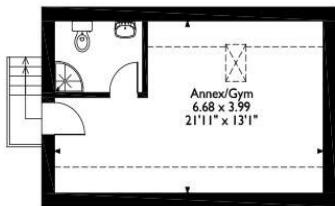




Second Floor



First Floor



Ground Floor

Total Approx Gross Internal Floor Area = 352 Sq/m - 3789 Sq/ft

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE - REF = 8539917 - © www.homeplansepc.co.uk 2016



Note: Woodford & Co for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Woodford & Co has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.