



# WILLOWBROOK COTTAGE

POLEBROOK | NORTHAMPTONSHIRE

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







## Willowbrook Cottage | Lutton Road| Polebrook | PE8 5LX

A modern, family house with beautifully proportioned & versatile living space, set within delightful grounds of 1.30 acres and enjoying a marvellous rural view.

Hall | Dining Room | Drawing Room | Study | Breakfast Room | Kitchen  
Utility / Sunroom | Utility Room | Cloakroom

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Principal Bedroom Suite | Guest Bedroom Suite | Three Further Bedrooms  
Bathroom

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Two Double Garages | Stables | Gardens & Paddock

### The Property

Willowbrook Cottage is a tranquil haven set on the edge of one of the region's favoured villages, offering a host of possibilities for family life. The house was built in 1969. It has since been altered and extended to create a versatile family home designed to maximise enjoyment of its southerly light, fabulous plot and rural views.

The property has been in the same ownership for 26 years and has been diligently maintained and updated in that time, including the installation of solar panels and part air conditioning. The house now offers four comfortable living rooms served by a beautifully appointed kitchen. On the first floor there is a family bathroom and five bedrooms, two of which have ensuite facilities.

The hall provides access to each of the reception rooms and to the guest cloakroom. The dining room to the left is a superb size offering space to seat at least 12 comfortably for a dinner party. It enjoys a triple aspect. Along the hall is the study, which has been beautifully fitted with a range of furniture by Neville Johnson. The drawing room is a magnificent living

room with a handsome fireplace as a focal point. The room is sufficiently large to provide various seating arrangements and space for dining if desired. Two sets of doors open to the terrace and afford great views across the garden and fields beyond.

The breakfast room offers ample space for family mealtimes and is set adjacent to the kitchen which is superbly appointed with a range of wall and base units by John Lewis, topped with granite worksurfaces and inset sink. Neff electric ovens, a warming drawer and a combination oven are fitted, along with an induction hob. A pantry stands to one end. A stable door leads to the utility cum sunroom.

On the first floor the landing provides access to each of the five bedrooms and the family bathroom. One has a choice of principal bedroom, as there are two suites of generous proportions and lovely views. One has an ensuite shower room / WC and the other a full bathroom. There are two further double bedrooms and a comfortable single room. The views from each room are over the grounds and the countryside beyond.

Willowbrook Cottage sits in a wonderfully







established and mature plot. A gated drive opens to a gravelled drive which runs down to the house and provides ample parking in front of the two double garages. One is brick built and the other oak-framed. Both are secured with roller shutter doors. The formal garden wraps around the house. A terrace is accessed from the drawing room and overlooks the main lawn, to the fields beyond. A slightly lower west facing terrace faces the paddock and captures the evening sunshine. Rose beds shrubberies and mature trees provide interest and colour around the grounds.

There are two sets of timber stables set beside the paddock, providing three loose boxes and a tack room. The paddock is currently unfenced and has an orchard to one end.

#### Location

Polebrook is a delightful village with a popular public house and a primary school. Footpaths and bridleways lead to the surrounding countryside. Historic Oundle is a couple of miles away and provides a range of family run shops, businesses and restaurants set around the Georgian Market Place. There is also a Waitrose supermarket. The town also offers a good range of leisure facilities and an excellent choice of schooling.

**Services** - Mains water, drainage and electricity. Oil-fired central heating. Fibre broadband available.

**Tenure** - Freehold, with vacant possession.

**Council Tax** - Band G

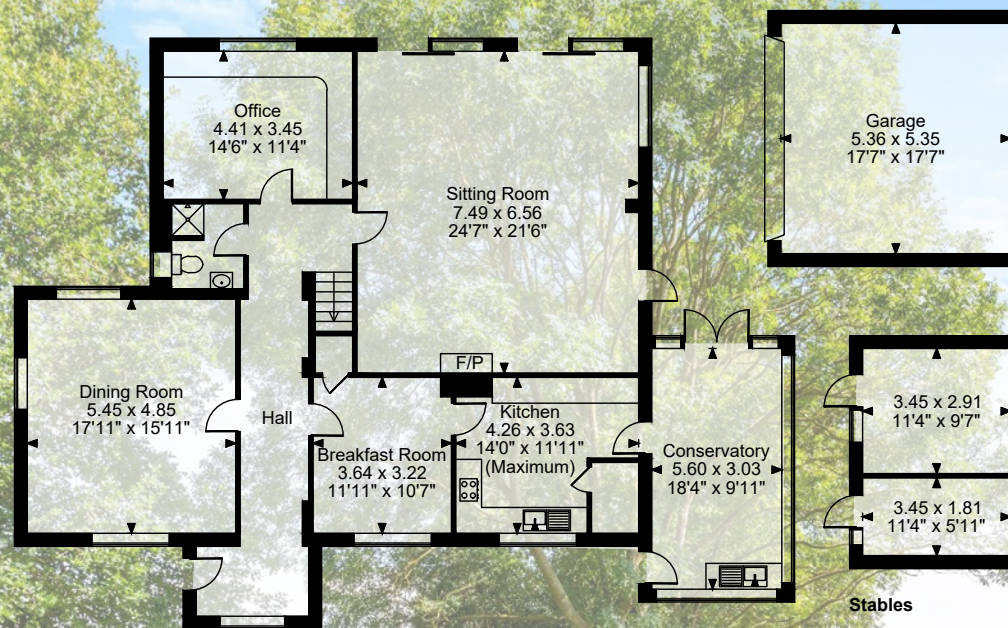
**EPC** - TBA

**Local Authority** - North Northamptonshire Council

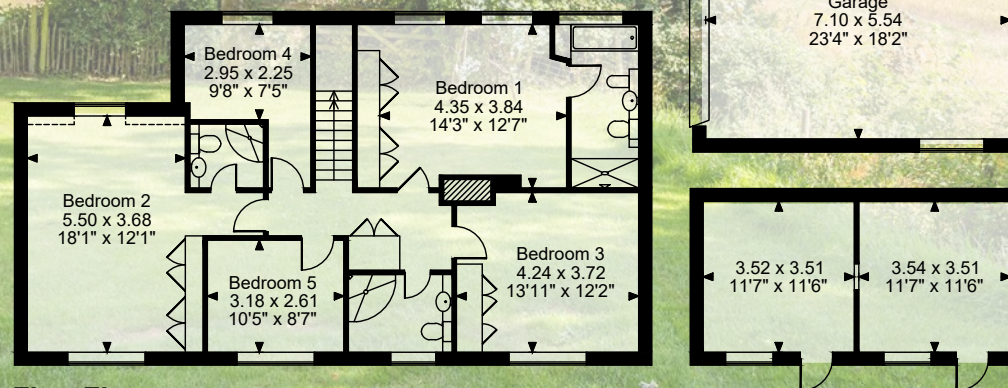








**Ground Floor**



**First Floor**

**Total Approx Gross Internal Floor Area = 372 Sq/m-4002 Sq/ft**

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