



27 HERNE ROAD  
Oundle | Northamptonshire

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A superbly presented and versatile, detached bungalow with delightful garden,  
ample parking and garage, set within a sought-after area of this fine town.

Hall | WC/Cloaks | Living/Dining Room | Garden Room | Study / Fourth Bedroom with adjacent WC | Kitchen | Utility Room

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Inner Hall | Three Double Bedrooms | Bathroom

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Gated Drive | Parking | Tandem Garage | Beautiful Garden



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12 Market Place, Oundle, PE8 4BQ

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## The Property

This superbly versatile bungalow sits on a delightful plot with deep front garden and a gated drive. The property has been altered over the decades to create a comfortable home, with double glazed windows and gas fired central heating. Each of the main rooms has a pleasant garden view. The additions to the rear have created living space that families crave today, and also the potential for a fourth bedroom with ensuite facilities.

The welcoming hall offers space to receive guests. A cloakroom is set to one side. A door leads into the living room which has defined lounge and dining areas, with large south-facing windows flooding the room with light. The kitchen is the hub of the home and provides ample cupboards and worksurfaces along with integrated electrical appliances. The utility room is to one side. A glazed door opens from the kitchen into the garden room. This superb addition really brings the garden into the home, and the two sets of sliding doors open to the patios, almost extending the accommodation further on a fine day. A door leads through to the study or family room, which can also serve as a very comfortable double bedroom. A WC is set adjacent, and this could be extended to create a shower room, if ensuite facilities are required.

The three double bedrooms are set off the inner hall. Each of the rooms has fitted wardrobes. The main bedroom overlooks the front garden, and the two remaining bedrooms overlook the rear garden. They have use of the family bathroom.

The bungalow is set down a gated, block-paved drive with ample parking and turning space. The tandem garage, with electric door is set to the side. The front garden is laid to lawn and has established shrubs providing some privacy from the roadside. The rear garden is delightful. A large, paved patio provides outdoor entertaining space. A greenhouse is set to one side. The lawn runs down to a timber summer house. The hedge acts as a divide between the lawn and the vegetable garden, which is currently fallow. Mature trees and shrubs provide colour and interest.

## Location

Herne Road is a popular and established residential street, set within walking distance of the Market Place and many of town's facilities. The riverside meadows are also close by, which is useful for dog-walking. Oundle offers a range of family-run shops, businesses and restaurants, set around the Market Place. There are good leisure and sports facilities. Schooling is offered for all ages. The city of Peterborough is only 12 miles away (hourly bus service) and offers extensive facilities and high speed, main line rail travel to London's King's Cross, with journey times from about 48 minutes.

### Services

All mains services connected.  
Gas fired central heating.

### Council Tax

Band F

### EPC

D

### Tenure

Freehold, with vacant possession

## Viewings

A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 [info@woodfordandco.com](mailto:info@woodfordandco.com)





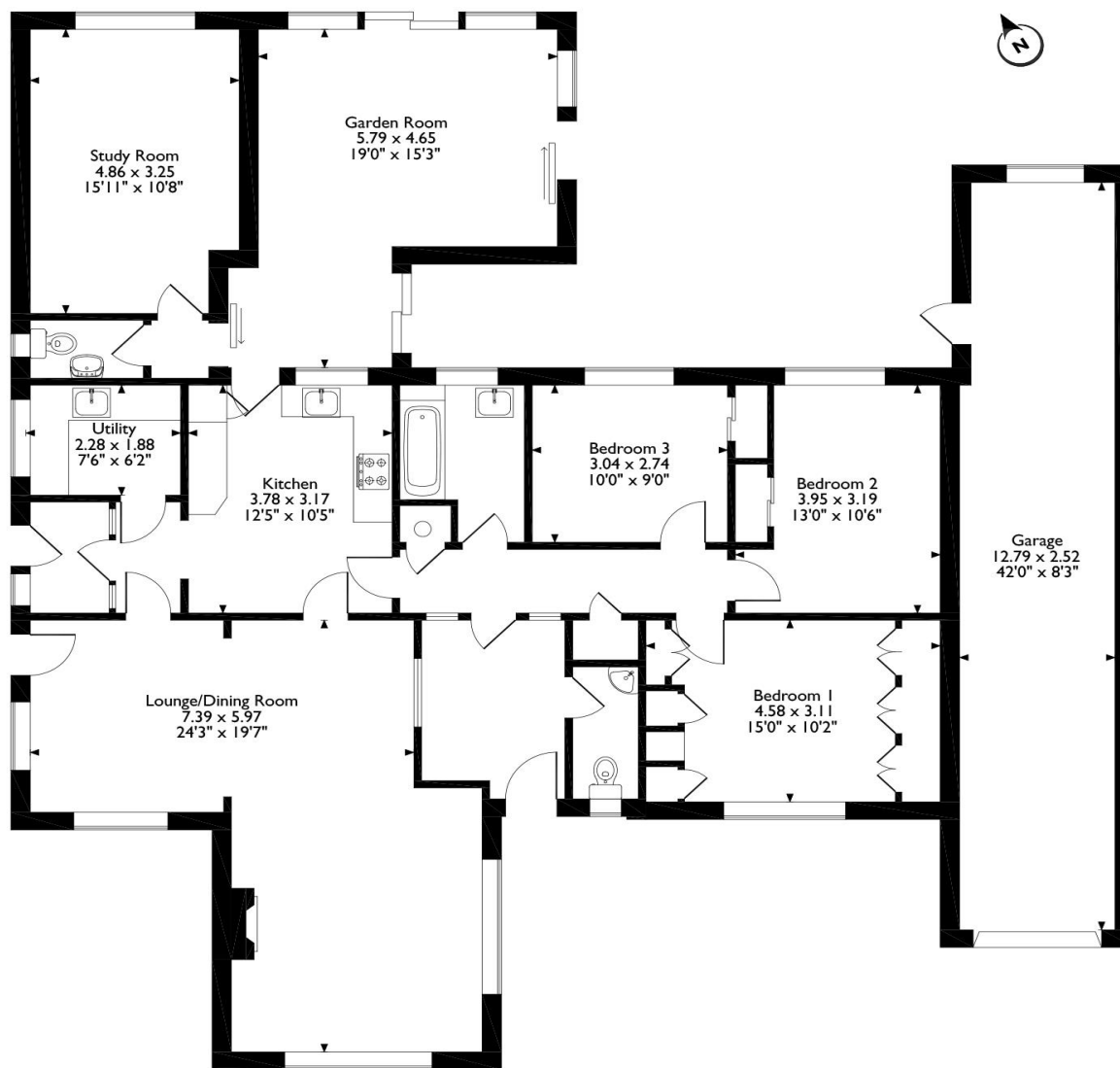












Ground Floor

Total Approx Gross Internal Floor Area = 191 Sq/m - 2056 Sq/ft  
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