



SPRINGFIELDS  
POLEBROOK | NORTHAMPTONSHIRE

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



SPRINGFIELDS | 6 FERGUSON'S CLOSE | POLEBROOK | PE8 5LH

A superb family home with versatile accommodation, delightful garden, and double garage,  
set on a plot of almost half acre, within this highly sought-after village.

Hall | Study | Living Room | Sitting Room | Dining Room | Games / Family Room | Kitchen/ Breakfast Room | Utility | Cloakroom

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Landing | Principal Bedroom with Ensuite Shower Room | Three Further Bedrooms | Family Bathroom

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Double Garage | Plenty of Parking | Fabulous, Established Gardens



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12 Market Place, Oundle, PE8 4BQ

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**The Property**

This fabulous family house sits back from the private road, within a beautifully established plot of 0.47 acre. The current owners moved in soon after construction in the 1980s and then in the early 1990s extended the property greatly, on the ground floor. This added significant floor area and gave them two, huge and versatile rooms, that could perhaps be converted to an annex or allow for the house to be remodelled in other ways. Each of the rooms on either floor has a delightful outlook over the gardens.

The front door opens to the hall. The guest cloakroom is to one side and across the hall is the study, which is fitted with shelving. The kitchen is a bright room with a window overlooking the rear garden. There are ample wall and base units with work surfaces and inset sink. Integrated appliances include electric ovens and hob, a dishwasher and fridge freezer. The utility room is adjacent and offers a sink, good storage, and space for the usual appliances. A door opens to the garden.

The sitting room was the former dining room and is a cosy snug or playroom, that could easily be knocked through to the kitchen. Doors open to the garden. The main living room is next door and is a comfortable through room with a dual aspect. The fireplace is an attractive focal point. A small lobby provides access to the huge reception rooms. One is currently in use as a formal dining room easily accommodating a 12-seater table. The other is the games room, housing a full-size snooker table a bar, and ample space for relaxation. With windows and doors opening to the garden, this room offers a host of possibilities, including the option of creating an annex or home office suite, with its own access from the outside.

The first floor is reached via stairs from the hall. The principal bedroom is fitted with a range of furniture, storage, and has a lovely view over the garden. The ensuite shower room is adjacent. The three further bedrooms are comfortable sizes, and each enjoys a lovely outlook. They have use of the family bathroom. Springfields is a handsome house sitting behind a granite set drive, which offers plenty of parking and turning space. The double garage is to the side and is accessible via a remote-controlled door. The grounds to Springfields are beautiful. Mature trees and shrubs provide height and interest and are spread around the front lawn, giving a degree of privacy. Gated paths lead to the side and rear gardens. A large, paved patio spans the back of the house. A step leads up to the extensive lawn, which has flower and shrub borders. A summer house is set to one corner, capturing the afternoon and evening sunshine. The garden enjoys good privacy.

Services	Council Tax	EPC	Tenure
Mains electricity, water and drainage.	Band G	Band D	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)









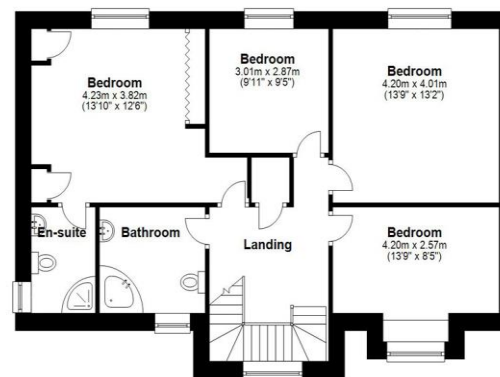




Ground Floor



First Floor



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**Total Approx Gross Internal Floor Area = 330 sq/m (3548 sq/ft)**

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