



FIELD END | 3 RECTORY FARM COURT  
ELTON | CAMBRIDGESHIRE

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



FIELD END | 3 RECTORY FARM COURT | ELTON | PE8 6SY

A superbly renovated, high specification home, with four bedrooms, double garage and garden, set in an attractive courtyard, within this sought-after village.

Hall | Living Room | Study | Dining Kitchen | Cloakroom

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Landing | Principal Bedroom with En suite Shower Room | Three Further Bedrooms | Bathroom

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Parking | Double Garage | Garden



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12 Market Place, Oundle, PE8 4BQ

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**The Property**

Field End is an attractive, barn-styled house, built in the 1990s. The property is part of a small development of just 5 homes, set within the conservation area of the village. The house has been carefully altered and updated by the current owner, to create a comfortable, practical and stylish home, with a high specification kitchen, updated heating system, mood lighting, and data cabling to many of the rooms.

The accommodation is set over two floors. The front door opens to the hall which provides access to the principal rooms and to the guest cloakroom / WC. The living room is to one end and enjoys a dual aspect, with a view up the garden to the field beyond. The inset fireplace has a handsome surround and makes a cosy focal point. Bespoke shelving and bookcases are fitted to one wall.

The dining kitchen is at the back of the house and has good light and views up the garden. The room offers ample space for formal dining, and a door opens from the dining area to the garden. The kitchen end is fitted with a quality range of wall and base units with Corian worksurfaces, drainer and sink. The hardwood breakfast bar to one end allows for casual mealtimes. The Rangemaster cooker stands to one end and has an extractor above. The dishwasher, microwave and washing machine are integrated to the units.

The study is at the end of the house and has a window overlooking the courtyard. This is a professionally fitted room with bespoke furniture, including a desk and shelving.

The first floor is approached via stairs from the hall. The landing is light, with a window to the front. Doors lead to each of the four, double bedrooms and the superbly appointed family bathroom. Each bedroom has built-in storage. The main bedroom has a luxuriously appointed en suite shower room.

Field End has a block-paved parking area for two vehicles, in front of its double garage, which is accessed via a powered up and over door. Power and light are connected within. A door opens to the garden. There is a covered side passage to the garden from the front of the house. A paved patio spans the back of the house and is accessible from the dining area. A dwarf wall retains a pond and rockery. Steps lead up to the lawn which has shrub borders. At the top of the garden there is a patio set to capture the afternoon and evening sunshine, whilst overlooking the paddock beyond.

Services	Council Tax	EPC	Tenure
Mains water, drainage and electricity.	Band D	Band C	Freehold, with vacant possession
Oil-fired central heating. LPG to cooker			

**Viewings**

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

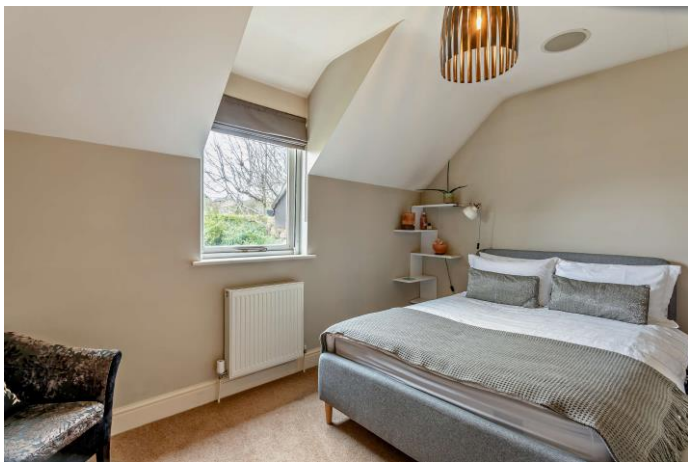
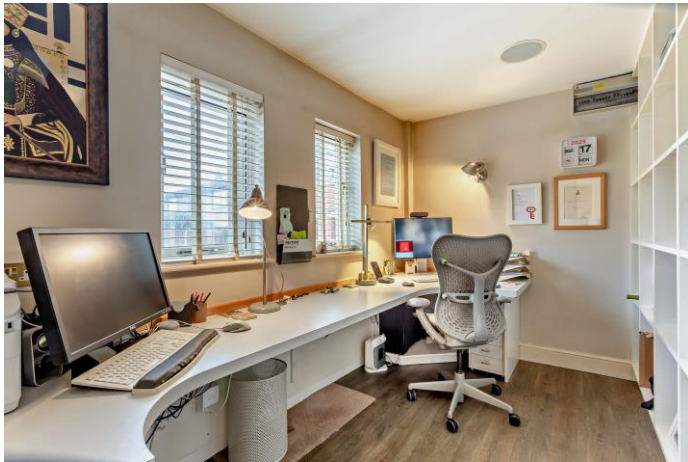








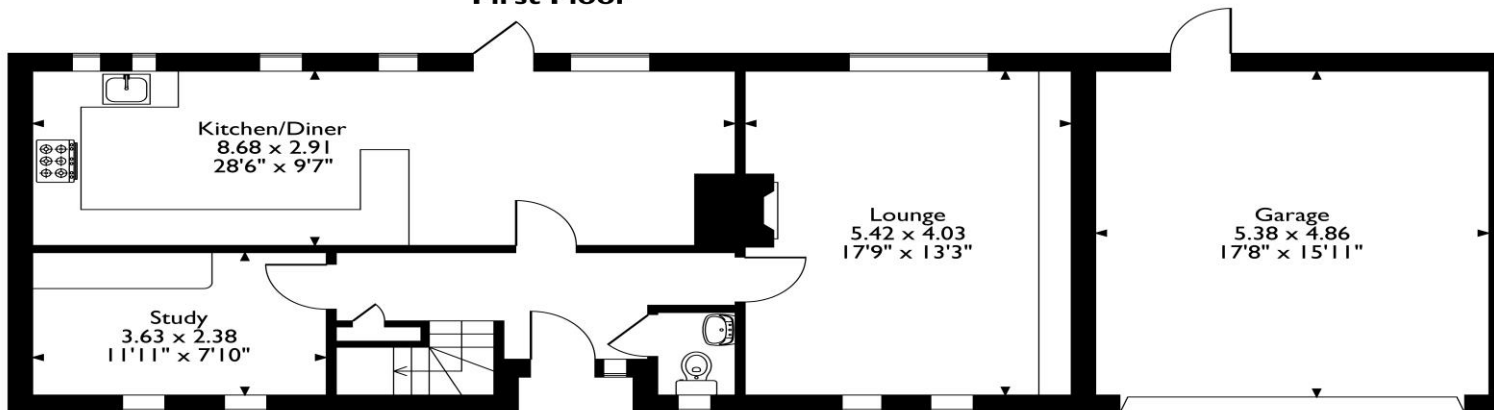








**First Floor**



**Ground Floor**



**Total Approx Gross Internal Floor Area = 162 Sq/m - 1744 Sq/ft**  
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