



# MUSIC SCHOOL COTTAGE

OUNDE | NORTHAMPTONSHIRE

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



MUSIC SCHOOL COTTAGE | 49 WEST STREET | OUNDLE | PE8 4EJ

A delightful mews cottage, with two bedrooms, a small garden and parking,  
tucked away within a gated courtyard, in the heart of Oundle.

Hall | Dining Kitchen | Cloakroom

~

Landing | Sitting Room | Bedroom Two

~

Second Floor Landing | Principal Bedroom | Bathroom

~

Pretty Courtyard Garden | Parking



**Woodford & Co.**

PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ

WOODFORDANDCO.COM





# The Property

This charming mews cottage is part of Oundle School's former music school. Sympathetic works and restoration took place during its conversion, carefully combining traditional materials with existing architectural features. Modern systems and gas central heating have been installed. The result is a stylish and attractive home that offers a high degree of comfort.

The front door opens to the hall, which has doors to the cloakroom and laundry area and to the dining kitchen. This lovely bright room has a large sash window, a rich oak floor, period cupboards and a Victorian range. There is ample space for formal meals around the table and an armchair or two. The kitchen area has a clay pamment and brick floor and a bespoke range of traditional units with hardwood worksurfaces and inset sinks. There is a built-in oven, hob and dishwasher.

A door opens from the dining room to a winding staircase which rises to the first-floor landing. Doors lead to the second bedroom and to the sitting room, which has a Victorian fireplace and fitted shelving. A window to the front affords an attractive view over the courtyard. The second bedroom has a window to the rear and a useful washbasin. The second-floor landing has plenty of space for a study area. Doors lead to the main bedroom, which enjoys a dual aspect, and to the bathroom, which is fitted with a suite including a bath and a separate shower.

Music School Cottage is one of four properties that share a beautiful, gated courtyard, with vehicular and pedestrian access from West Street. The parking area is in front of the cottage. The delightful, paved and shingled courtyard has mature shrubs providing areas of shade and interest.

## Location

Set up a lane off West Street, just before the Clock Shop, the property is a short walk to the Market Place and the town’s many other facilities. The country park is also close by. Oundle offers a range of family-run shops, businesses and restaurants, as well as a Waitrose supermarket. The schools are excellent and within walking distance.

| Services   | Council Tax | EPC    | Tenure                           |
|--|-------------|--------|----------------------------------|
| All mains services connected<br>Gas-fired central heating. | Band D      | Band E | 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)





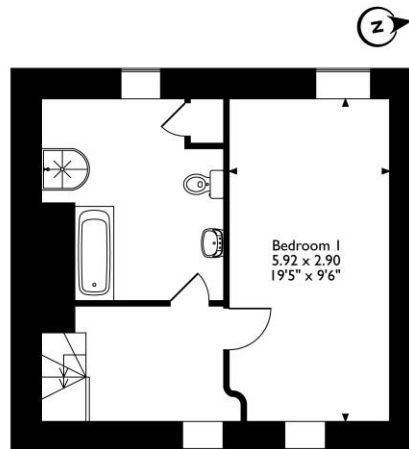




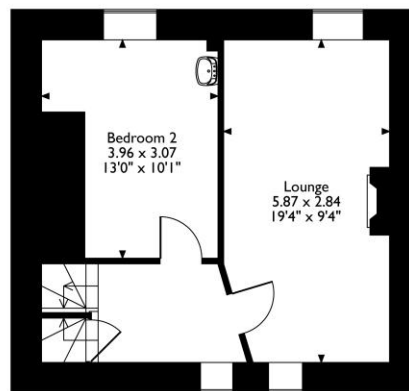




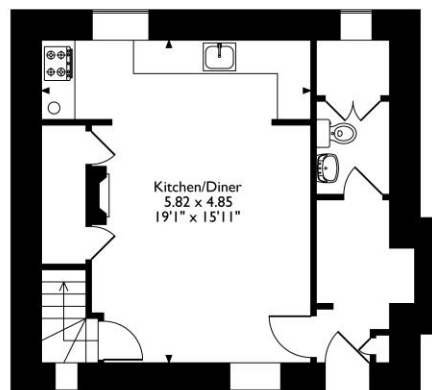




Second Floor



First Floor



Ground Floor

Total Approx Gross Internal Floor Area = 109 Sq/m - 1174 Sq/ft  
FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE - REF = 8637581 - © 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 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.

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