



AVONDALE HOUSE

OUNDLE | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

A fabulous family home with versatile accommodation, parking and beautiful garden, with detached annex / studio, in all about 0.26 acre, set within the heart of this historic town.

Hall | Drawing Room | Dining Room | Kitchen / Breakfast Room

Utility Room | Cloakroom | Cellar

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Principal Bedroom Suite | Guest Bedroom Suite | Two Further Bedrooms | Shower Room

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Study | Two Further Bedrooms | Shower Room

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Gated Drive | Parking | Formal Garden | Annex / Studio

The Property

Avondale House is an exceptional family home, set in the heart of historic Oundle. For those seeking the possibility of wandering to the shops or restaurants and for the children to walk to school, there is probably no better location. The property has evolved over the centuries, with the original house on the site dating from the early Georgian era. During this time and into the Victorian era, the property served as a girls' school, before becoming a veterinary practice and then reverting to school accommodation. An extension was added, and remodelling, took place at the end of the 1800s, with the grand façade being added, along with large, south-facing bay windows. The sizeable and versatile accommodation was expanded to three floors. Oundle School's Assistant Master, is known to have lived in the property in 1911. The current owner has been diligent in her maintenance of the property,

and has carefully and sympathetically updated many of the services and fixtures and fittings, including the installation of a new heating system and upgrading of the kitchen and bathrooms.

The front door opens to the traditional hall, with stone flagged floor. There is a view up the garden from the door to the rear. The drawing room is a superb size, with high ceiling and original cornicing. The bay window has working shutters and the working fireplace is a handsome focal point. Across the hall is the atmospheric dining room which has oak flooring, part-panelled walls and a French window opening to the courtyard. The kitchen / breakfast room is lovely and light with large windows and a glazed door to the courtyard. The bespoke furniture offers plenty of storage and the granite worksurfaces are ideal for food preparation. The Belfast sink is inset. The range cooker is set into the chimney breast and



has extraction above. The hardwood topped island unit also serves as a breakfast bar. There is ample space for family mealtimes around the farmhouse table. A door opens to the cellar steps.

The guest cloakroom and the utility room are each of the inner hall. The latter offering space for the usual appliances and plenty of storage for the family clobber.

An elegant staircase rises to the landing, which provides access to four double bedrooms. There are two suites, one to the front with a shower room and walk-in wardrobe, the other to the rear with a range of fitted wardrobes, a storage cupboard and a luxurious, full bathroom. The third and fourth bedrooms have use of a shower room and a separate WC.

The third floor offers versatile space with a shower room / WC, two large bedrooms and a study, or perhaps a living or games room – an ideal floor for teenagers to have their own space. Avondale House has a gated, carriage arch to one side, affording vehicle access to the courtyard, where there is ample parking. The walled garden is simply beautiful with stone steps leading to an Italianate terrace with wisteria covered dining area. The central path leads between well-stocked beds, past the Cyprus trees and up to the main lawn. Further trees, including a yew with circular bench seating, give areas of shade and dappled sunlight. A path leads to a fenced and paved courtyard, within which the annex is set. The path continues past the annex to a useful covered store.



The annex is a superb addition to Avondale House. It is fully functional as a guest cottage with well-specified kitchen, dining area and bed / sitting room areas. A full shower room / WC is adjacent. In more recent times the building has served as a 'party barn' with cinema screen and games tables. It could of course make a great home office or work studio.

Services

All mains services connected. Gas fired central heating to house. Annex has electric heating. High speed internet available.

Tenure

Freehold, with vacant possession.

Council Tax

House - Band F
Annex – Band A

EPC Rating

Band E

Local Authority

North Northamptonshire Council

Viewings

Our pleasure, but by appointment please.

Telephone 01832 274732
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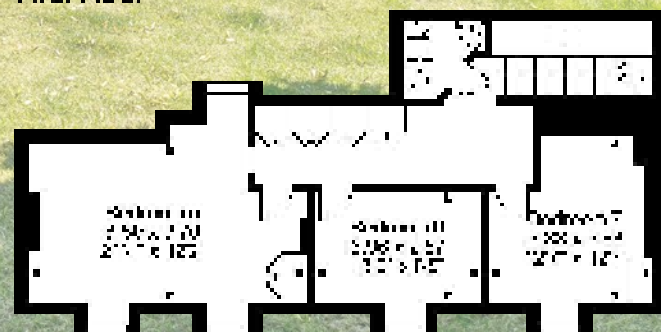




Ground Floor



First Floor



Second Floor



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