



3 HERON'S WOOD CLOSE
OUNDE | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

3 HERON'S WOOD CLOSE | OUNDLE | PE8 4HW

A superbly versatile family home with five double bedrooms, four bathrooms, double garage and private garden, set in a small private drive, on the edge of Oundle

Hall | Living Room | Dining Room | Conservatory | Study | Kitchen/ Breakfast Room | Utility | Cloakroom

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Landing | Principal Bedroom Suite | Guest Bedroom Suite | Third Bedroom | Family Bathroom

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Second Floor Landing | Two Further Double Bedrooms | Shower Room / WC

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Double Garage | Parking | Garden



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12 Market Place, Oundle, PE8 4BQ

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The Property

This fine, modern house sits within a private drive, to the rear of this small development, of 5 individual properties. The property backs on to Herons Wood, which is a managed, memorial woodland, in the ownership of Oundle School. The property was built in 2005, to exacting standards, to offer versatile and functional family living space, with lovely light rooms, set over the three floors.

The front door leads into the hall which is large enough to receive guests comfortably. The oak floor runs through to each of the reception rooms. The study is adjacent and has a view over the drive. It is of ample size to serve as a playroom if required. The living room is across the hall and has a living flame gas fire set into a handsome stone fireplace. Double doors open to the dining room which has ample proportions for formal occasions. French doors open to the conservatory which brings the garden into the home. A second conservatory door links to the kitchen /breakfast room which offers great space for family mealtimes. The kitchen area is fitted with a range of wall and base units with granite countertops and inset sinks. The range cooker, with extractor above, makes a stylish centrepiece. Integrated appliances include the fridge, the dishwasher and the wine cooler. There is also a large fridge freezer. A door leads into the utility room which has space for the usual appliances and a door opens to the side path. The guest cloakroom / WC is adjacent.

A turning staircase from the hall leads to the spacious landing. This provides access to three double bedrooms and the family bathroom. The principal bedroom is quite striking, with an oak floor, two sets of double wardrobes and a door opening to the balcony, which overlooks the garden and the woodland, beyond. The ensuite shower room has plenty of space and a useful, walk-in store is set beyond. The second bedroom also has fitted wardrobes, as well as an ensuite shower room. The third bedroom has built-in wardrobes and the use of the family bathroom. Stairs lead from the landing to the second floor, where there are two superb double bedrooms, that share a shower room /WC. This is a great domain for the children.

The house sits well with plenty of parking on its block-paved drive, in front of the double garage, which is accessed via a pair of up and over doors. A door opens to the rear garden. A path leads from the drive to the front door and then continues through a gate to the rear garden. This is a good size and has a patio spanning the back of the house, allowing one to follow the sunshine throughout the day. The main area of garden is laid to lawn, with shrub beds to the borders, set in front of the timber fencing. The woodland to the rear provides a dramatic backdrop, and a variety of colours as the seasons change.

Services	Council Tax	EPC	Tenure
All mains services connected Gas-fired central heating.	Band G	Band C	Freehold, with vacant possession

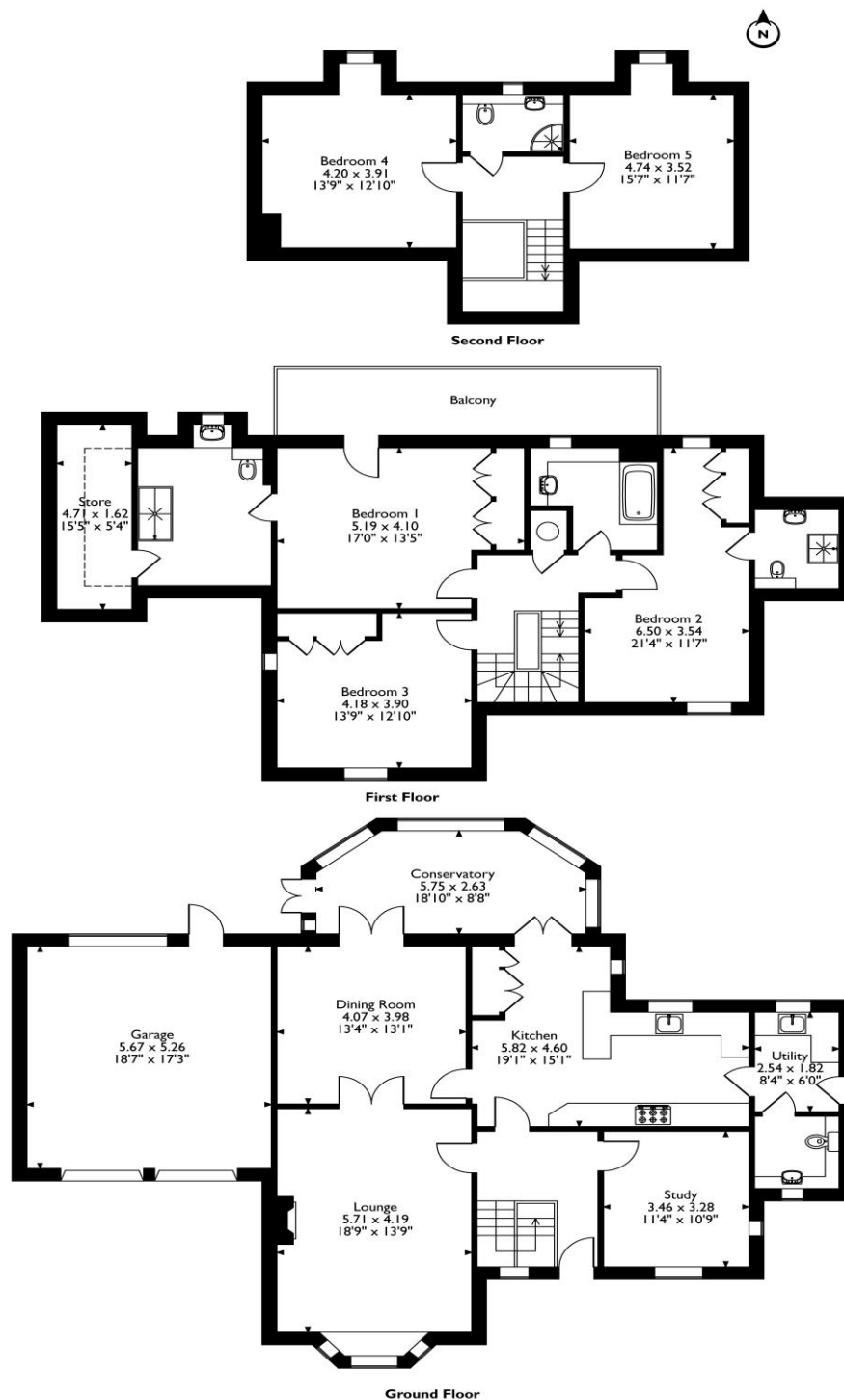
Viewings

A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com









Total Approx Gross Internal Floor Area = 277 Sq/m - 2982 Sq/ft
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