



7 DRAPERS CLOSE  
WARMINGTON | NORTHAMPTONSHIRE

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



7 DRAPERS CLOSE | WARMINGTON | PE8 6UQ

A superbly extended and updated detached house, with stylish and versatile accommodation, parking and attractive garden, set in a popular village.

Porch | Hall | Sitting Room | Study | Live-in Family Kitchen | Utility | Cloakroom | Family Room / Bedroom 4

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Landing | Three Bedrooms | Family Shower Room

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Driveway | Storeroom | Gardens



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12 Market Place, Oundle, PE8 4BQ

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**The Property**

This modern, detached village home was constructed around the early 1970s. In recent years, the house has been altered and extended, creating a stylish and versatile, family home.

The porch to the front provides a useful reception area with space for shoes and coats. The hall acts as a hub, with doors off to the study which is a great home-working space, and to the live-in kitchen and dining space.

The live-in kitchen is a great base for the whole family with a combination of spaces for cooking, dining and also for relaxation. The kitchen has been stylishly fitted with an extensive range of units, topped with handsome, hardwood worksurfaces with Belfast sink, centred around the island unit which also serves as a breakfast bar. Appliances include the integrated dishwasher and space for a range cooker and American fridge/freezer. The oak flooring runs throughout. A door leads through to the useful utility room offering space for the usual appliances and has a door to the Cloakroom.

The sitting room has a cosy feel, with an electric log burner set into the fireplace and useful storage to the sides. Bi-fold doors leading onto the patio and garden. A larger room could be created by knocking through into the study.

The family room is a useful extension providing versatility to the house. It could serve as a fourth bedroom, particularly as the cloakroom/utility room is adjacent and could accommodate a shower.

Stairs rise from the hall to the first-floor landing. There is access to each of the bedrooms. The main bedroom overlooks the front garden and has wardrobes built in. The second bedroom is another comfortable double room and has a view over the rear garden. The third bedroom is to the front. The well-appointed main bathroom now contains a lovely, walk-in shower, WC and wash basin.

The house has good frontage, set back from the road. There is a drive to the front, with parking and leading to the integral storage room. The back garden has a paved patio with topiary hedging. there is a further patio to the garden, allowing one to follow the sun throughout the day and providing an excellent entertaining space.

**Location**

Drapers Close is a tranquil road on the edge of the village. Warmington offers a church, a popular public house and a shop /post office. It also has a popular primary school. There are footpaths and bridleways leading from the village to the gently rolling countryside that surrounds it, as well as to the river Nene. Nearby Oundle offers a range of family-run businesses, shops and restaurants, set around its historic Market Place. Peterborough is about 10 miles away and offers extensive shopping and leisure facilities, as well as main line rail travel. Both Oundle and Peterborough are accessible by a frequent bus service.

Services	Council Tax	EPC	Tenure
Mains electricity, water and drainage. Oil-fired central heating.	Band D	Band TBC	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)





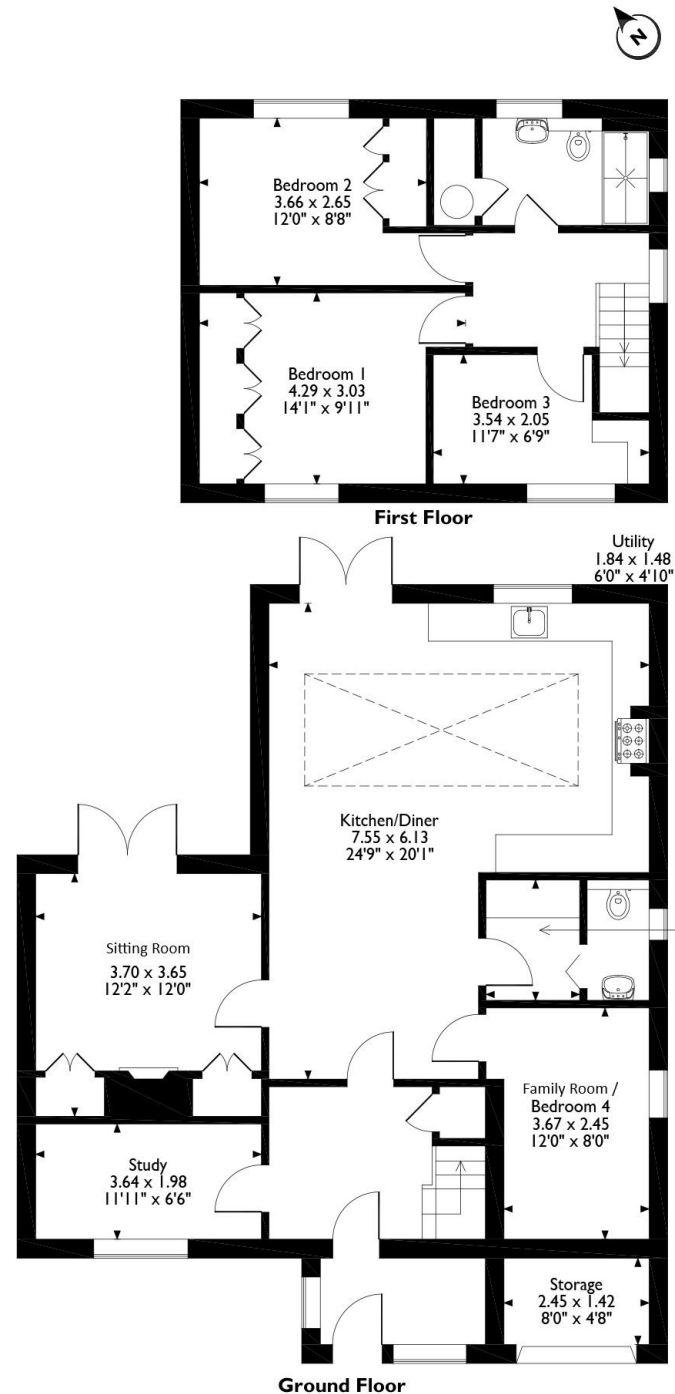












Total Approx Gross Internal Floor Area = 133 Sq/m - 1431 Sq/ft  
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