



# THE RAMBLERS

OUNDE | NORTHAMPTONSHIRE

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An attractive Edwardian home with scope for further extension, sitting on a fabulous plot of about 0.47 acre,  
in a favoured position, close to the school and the town centre.

Hall | Living Room | Dining Room | Breakfast Room | Kitchen | Utility | Garden Room | Conservatory | Studio | Cloakroom | Stores

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Landing | Four Bedrooms | Ensuite Shower Room | Family Bathroom | WC

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Detached Double Garage & Parking | Beautiful, Mature Garden



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12 Market Place, Oundle, PE8 4BQ

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**The Property**

The Ramblers is a fine Edwardian family home, that has been altered and extended a couple of times in the latter half of the 20<sup>th</sup> Century. It now offers a versatile layout whilst retaining much of the original character, including the beautifully tiled hall floor, fireplaces and panelled doors. The large windows flood the rooms with light, whilst affording lovely views over the garden. The property sits well to the front of its fabulous plot, which offers a beautifully planned garden, parking and garaging. The house has been a fine family home for over 60 years and is now ready for new custodians to take it forward in the 21<sup>st</sup> Century.

The accommodation is set over two floors. The central front door opens to the tiled hall, which has the cloakroom to the far end. The dining room is to one side and has a bay window to the front. The living room is across the hall and enjoys a triple aspect with a bay window to the front, a window to the garden and third to the conservatory. A door leads into the garden room.

The breakfast room has a fireplace and window overlooking the garden. There is a step down to the kitchen, which is fitted with a range of wall and base units. A door opens to the garden. The utility room links to the former garage which in recent years has been used as an art and photographic studio. The adjoining dark room is a useful store.

A graceful staircase leads to the landing, which enjoys a view to the front. Doors lead off to each of the four double bedrooms. Three have original fireplaces in situ. One of the bedrooms has an ensuite shower / linen room. The remaining bedrooms have use of the family bathroom and an additional washroom.

The house enjoys good privacy from the roadside as it sits behind a well-tended hedge and front garden. There is a drive to the left, leading to the original garage, which is now a studio. A gate on the right of the house opens to a larger drive and parking area, set in front of the detached double garage, accessed via electric and manual doors. The garden has clearly been passion of the owners for the last 40 years. The extensive lawn is interspersed with a range of mature fruit trees, including apples and plums. A long flower and shrub bed runs to one side. At the rear of the garden is a productive rhubarb patch. The rose covered trellis arches offer a colourful walkway from the terrace that spans the back of the house. The garden enjoys privacy from the brick boundary wall and the timber fencing. At the back of the house is a small workshop and store.

**Location**

The Ramblers is set to the southern end of Glapthorn Road. The Market Place and the schools are within easy walking distance, as is the Waitrose supermarket. Oundle offers family run businesses, shops and restaurants set around the Market Place, as well as a Waitrose supermarket. The town offers a good range of sports and leisure facilities. Peterborough is about 12 miles away and offers extensive facilities, as well as main line rail travel, with journey times to London King’s Cross, from about 48 minutes.

Services	Council Tax	EPC	Tenure
All mains services connected Gas-fired central heating. New boiler fitted in 2022.	Band G	Band D	Freehold, with vacant possession

**Viewings**

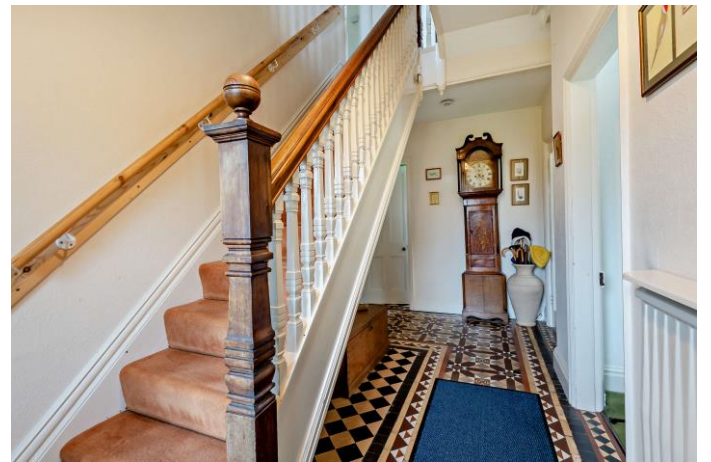
A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 [info@woodfordandco.com](mailto:info@woodfordandco.com)
















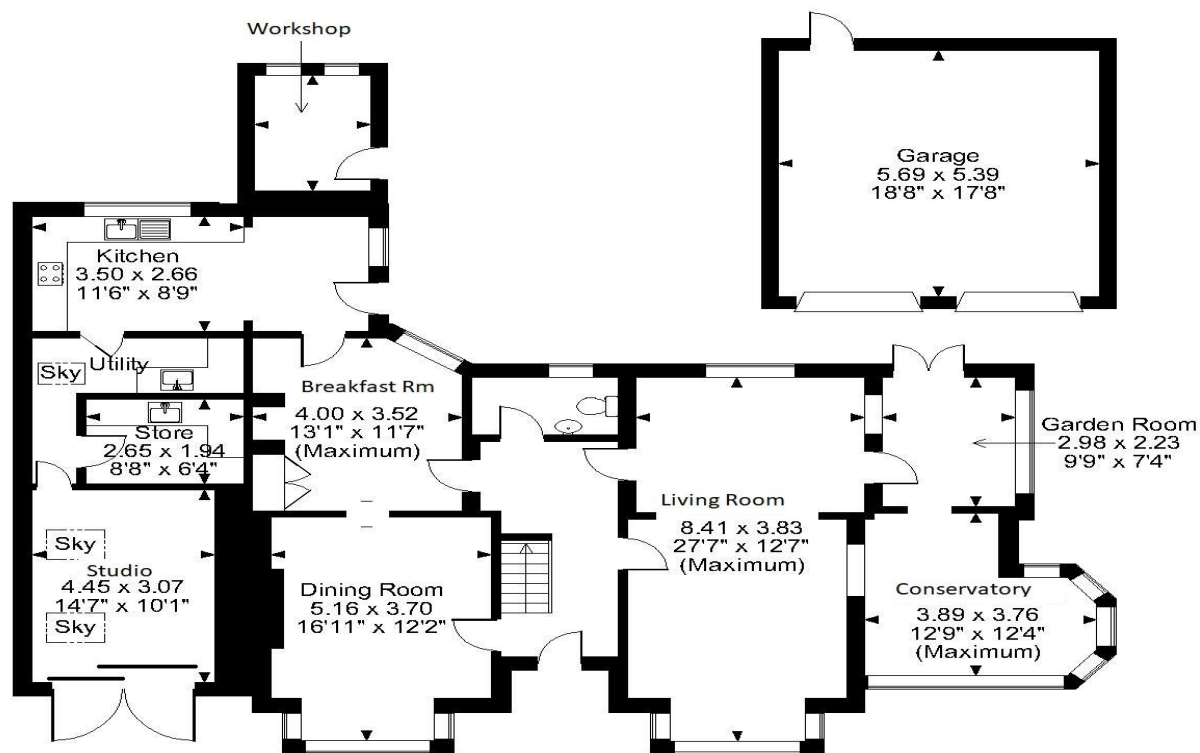
Method of Sale – The property is offered for sale by private treaty.

Price – Guide £950,000.

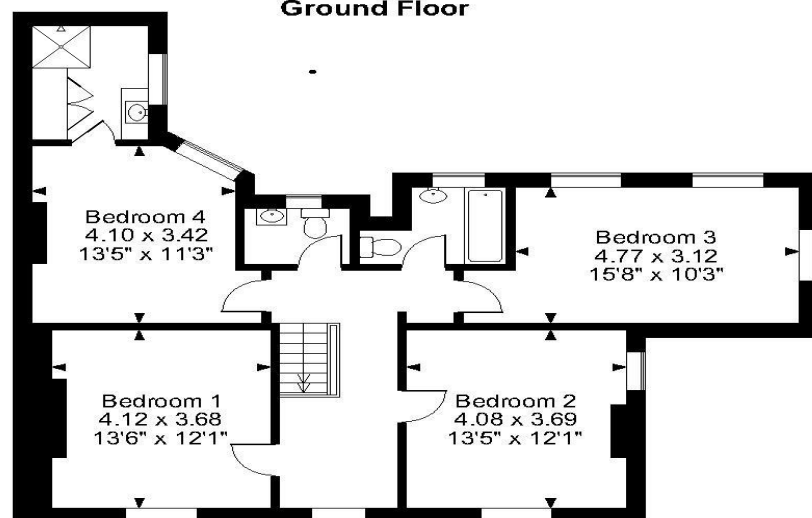
Offers are to be made in writing to the agent's office, or by email to [chris@woodfordandco.com](mailto:chris@woodfordandco.com)

Restrictions – The vendors wish for the property to remain as a single dwelling and therefore a restriction to this effect, will be within the transfer.

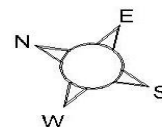




**Ground Floor**



**First Floor**



Note: Woodford & Co for themselves and for the vendors of this property, whose agents they are, give notice that:

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**Total Approx Gross Internal Floor Area = 264 Sq/m-2845 Sq/ft**

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