

Outside:
From Church Street there is a pedestrian way to the picket gate and the rear garden.

Initially there is a elegant flagged terrace providing a sheltered sun trap, thereafter steps to the extensive lawn with strategically placed Summer House: 9'8" X 7'3" (2.95m x 2.20m) with both power and light.



The timber Garden Shed: 11'10" x 7'10" (3.60m x 2.39m) with power and light.

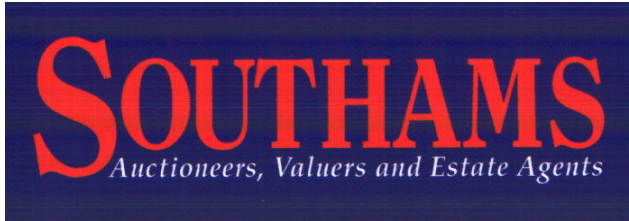
Greenhouse: 11'6" x 6'11" (3.50m x 2.39m)

Open fronted Oak framed Garage Store:
19'2" x 17'5" (5.85m x 5.31m) with shiplap boarded sides under a pitched tile roof with concrete floor,
power and fluorescent light



OPENING HOURS
Monday – Friday 9.00am – 5.00pm; Saturday 9.00am – 2.00pm

WEB SITES
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33 CHURCH STREET WADENHOE



£545,000

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A Period Stone Two Bedroom Country Cottage with leaded light windows, exposed beams, full central heating and a glorious garden all within one of the most attractive Nene Valley Villages in the area.

Lying between the market towns of Oundle and Thrapston and with easy access to Peterborough, the A14 and main line stations to Kings Cross and St Pancras the property provides an exquisite rural idyll. NO CHAIN

Ledged Cottage Entrance Door:

Hall:

27'5" x 5'6" (4.14m x 3.59m net)

Large brick backed Inglenook fireplace with heavy lintel beam, brick hearth, iron hood, former salt cupboard and concealed lighting, beamed ceiling, flagged floor, window seats, wall light points radiators, power points, cupboard under stairs



Inner Hall:

22'3" x 9'3" (2.69m x 1.22m) Exposed beams, flagged floor, radiator, power points

Shower Room:

8'7" x 6'9" (2.99m x 1.32m) Full by Fired Earth with mosaic wall tiling and tiled floor with exposed beams, circular marble hand basin on vanity shelf with mixer tap, shaver point, twin vanity lights and cupboard below

Walk in Shower Cubicle with Bristan shower, twin glass doors

Separate low suite WC, chrome towel rail

Sitting Room:

13'3" x 10'4" (4.05m x 3.14m) Brick fireplace surround with quarry tile mantle, brick hearth, inset electric "woodburning" stove, exposed beams, window seats, 3 wall light points, radiator, tv aerial, phone and power points



Kitchen:

9'7" x 9'2" (4.06m x 2.40m)

Comprehensive range of base cupboards and drawers with matching wall cupboards, granite type work tops with inset deep white sink, mixer tap and flexi spray, inset Miele induction hob with concealed extractor hood, Miele eye level dual ovens, built in fridge, freezer and plumbing for automatic washing machine, small Breakfast Area, exposed beams, flagged floor, tracked spotlights, central heating programmer, power points



First Floor Landing Dining Area:

27'10" x 11'0" (4.45m x 4.38m) Exposed beams, 2 wall light points, radiator, power points



Bedroom 1:

15'9" x 13'11" (4.80m x 4.24m) exposed beams, 2

Ranges of fitted pine wardrobes, wall light point, radiator, power and phone points

Bedroom 2:

13'10" X 11'2" (4.22m x 3.40m) Exposed beams,

vanity basin with cupboard below, fitted airing cupboard with insulated cylinder tank and immersion heater, 2 wall light points, radiator, power points

