

****No onward chain**** This superbly located 4 bedroom family home enjoys field views and a large enclosed garden to the rear. Situated on the edge of the popular Northamptonshire Village of Titchmarsh, the property boasts character features, a convenient utility room and ground floor WC, two reception rooms, an en-suite master bedroom, and three further well-proportioned bedrooms.

The ground floor consists of a light & roomy entrance hall with access to the large front reception room and the well-proportioned kitchen/breakfast room. The kitchen/breakfast room boasts space for an island and has access to a convenient utility room and ground floor WC. The rear reception room is also accessible from the kitchen/breakfast room and enjoys access & views out onto a patio area perfect for entertaining. From the patio area, one can step into the large enclosed rear garden which is mainly laid to lawn and it benefits from well-established shrubs & trees.

The first floor of the cottage features a large landing area with access to all of the bedrooms and the family bathroom. The master bedroom is large and located to the rear of the property with a Juliet balcony overlooking the beautiful rear garden. The master bedroom has access to an en-suite shower room and has built-in wardrobes along one wall. The second, third & fourth bedrooms are all of a very good size and enjoy plenty of light from the large windows.

We strongly advise registering your interest early to avoid disappointment.

Room List

Entrance Hall

Dining Room - 16' 6" x 11' 2" (5.03m x 3.40m)

Kitchen/Breakfast Room - 13' 4" x 12' 1" (4.06m x 3.68m)

Utility Room

Ground Floor WC

Living Room

First Floor Landing

Master Bedroom - 15' 10" x 14' 3" (4.83m x 4.34m)

En-Suite Shower Room

Bedroom Two - 16' 5" x 11' 4" (5.00m x 3.45m)

Bedroom Three - 16' 6" x 11' 9" (5.03m x 3.58m)

Bedroom Four - 12' 0" x 7' 8" (3.66m x 2.34m)

Family Bathroom



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR102924 - 0003

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