



High Street, Woodford Kettering
£550,000 Offers Over Freehold

**Sharman
Quinney**

Key Features



- Home Office / Potential Annex
- Overlooks Village Green
- Off-Road parking
- A14 Road Link accessible in around 4 minutes
- Wellingborough Train Station = 15 minute drive

Located within the heart of this popular and sought after village of Woodford, with an enviable view over the village green, is this stone character cottage. The village of Woodford is conveniently placed for commuting with the A14/A1 road links just minutes away, with a mainline station located in the nearby towns of Kettering and Wellingborough where the capital can be reached within the hour. Woodford has a local village store, an award-winning local pub, doctors' surgery, Parish Church, countryside walks and hacks for the equestrian minded.

The property is entered via the spacious and characterful family/dining room complete with integrated window bench seats, dining area, sitting area, exposed beams and feature fireplace containing an original bread oven. Leading on



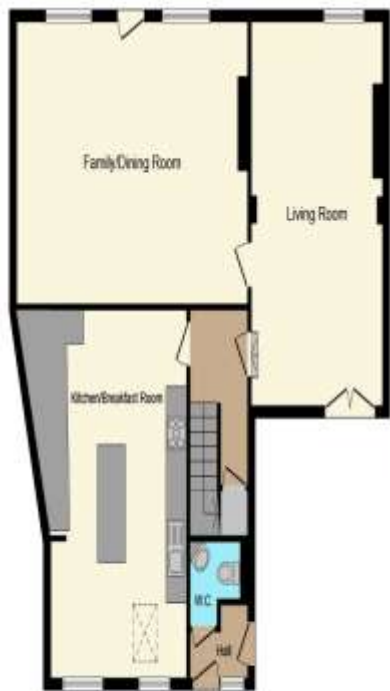
from the family/dining room is the equally spacious & characterful lounge complete with exposed stone wall, wood burning stove and French Doors to the enclosed rear garden. The rear of the property features a well-proportioned & beautifully presented kitchen/breakfast room with a range of integrated appliances, views into the rear garden and a large kitchen island. Completing the ground floor is a rear lobby and ground floor WC.

The large first floor landing provides access to the extremely spacious master bedroom with double windows, built-in wardrobes and steps up to the recently re-fitted en-suite shower room with large walk-in shower. The second and third bedrooms are both double bedrooms and the family bathroom is well-presented with WC, sink & large roll-top bathtub. There are two lofts, one of which is fully boarded, carpeted and is currently used as playroom.

Outside there is a well-established private & enclosed rear garden with access to a home office at the end of the garden. The home office is already equipped with power, light, air conditioning and is fitted with a WC, sink and space for white goods making it perfectly usable as a guest room or potential annex. Just behind the home office is gated off-road parking accessible via Rose Paddock.

This is truly a remarkable cottage that oozes





Ground Floor



First Floor



Annex

charm and is exquisite in its presentation, which can only be appreciated by arranging a viewing.

Room List

- Family/Dining Room - 22' 4" x 16' 5" (6.81m x 5.00m)
- Living Room - 22' 4" x 13' 1" (6.81m x 3.99m)
- Kitchen/Breakfast Room - 21' 3" x 16' 5" (6.48m x 5.00m)
- Rear Lobby
- Ground Floor WC
- First Floor Landing
- Master Bedroom - 19' 4" x 17' 1" (5.89m x 5.21m)
- En-Suite Shower Room
- Bedroom Two - 14' 1" x 11' 2" (4.29m x 3.40m)
- Bedroom Three - 13' 1" x 11' 2" (3.99m x 3.40m)
- Family Bathroom

- Home Office - 14' 9" x 12' 2" (4.50m x 3.71m)
- Kitchen Area
- WC

Agents Note

"In accordance with Section 21 of the Estate Agents Act 1979, please note that the Seller of this property is an employee of the Company."

To view this property call Sharman Quinney on:
01832 735589

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Selling your property?

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 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,
NN14 4JH

 thrapston@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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