



Hill Farm Cottage, Woodwell  
**£450,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Countryside Location
- 4 double bedrooms
- Garage with plentiful off-road parking
- Rear Garden
- Newly Refurbished Ensuite

The tiled entrance hall leads to a country-style kitchen/breakfast room that in turn leads through to the lounge with a woodburning feature fireplace. The conservatory is off the lounge making an extra reception room with plenty of natural light. The downstairs bathroom features a three-piece suite and the separate dining room gives additional space on the ground floor.

Upstairs has four generously proportioned double bedrooms which all have views over the garden and fields beyond. With an upstairs shower room and a newly refurbished ensuite to the master there is plenty of room for all the family.





## MEASUREMENTS

Lounge - 15'0" x 11'9" (4.57m x 3.64m) Aga wood burner

Kitchen/Breakfast - 12'9" x 10'9" (3.94m x 3.08m)

Range master cooker and space for fridge freezer

Downstairs Bathroom with three-piece suite

Dining Room - 15'1" x 11'10" (4.62m x 3.65m)

Conservatory - 10'4" x 11'10" (3.17m x 3.65m)

## First Floor

Bedroom 4 - 9'6" x 8'6" (2.94m x 2.61m)

Bedroom 3 - 8'0" x 11'10" (2.44m x 3.65m)

Shower room

Bedroom 2 - 8'7" x 11'9" (2.64m x 3.63m)

Steps down into

Bedroom 1 - 14'4" x 14'4" (4.40m x 4.39m)

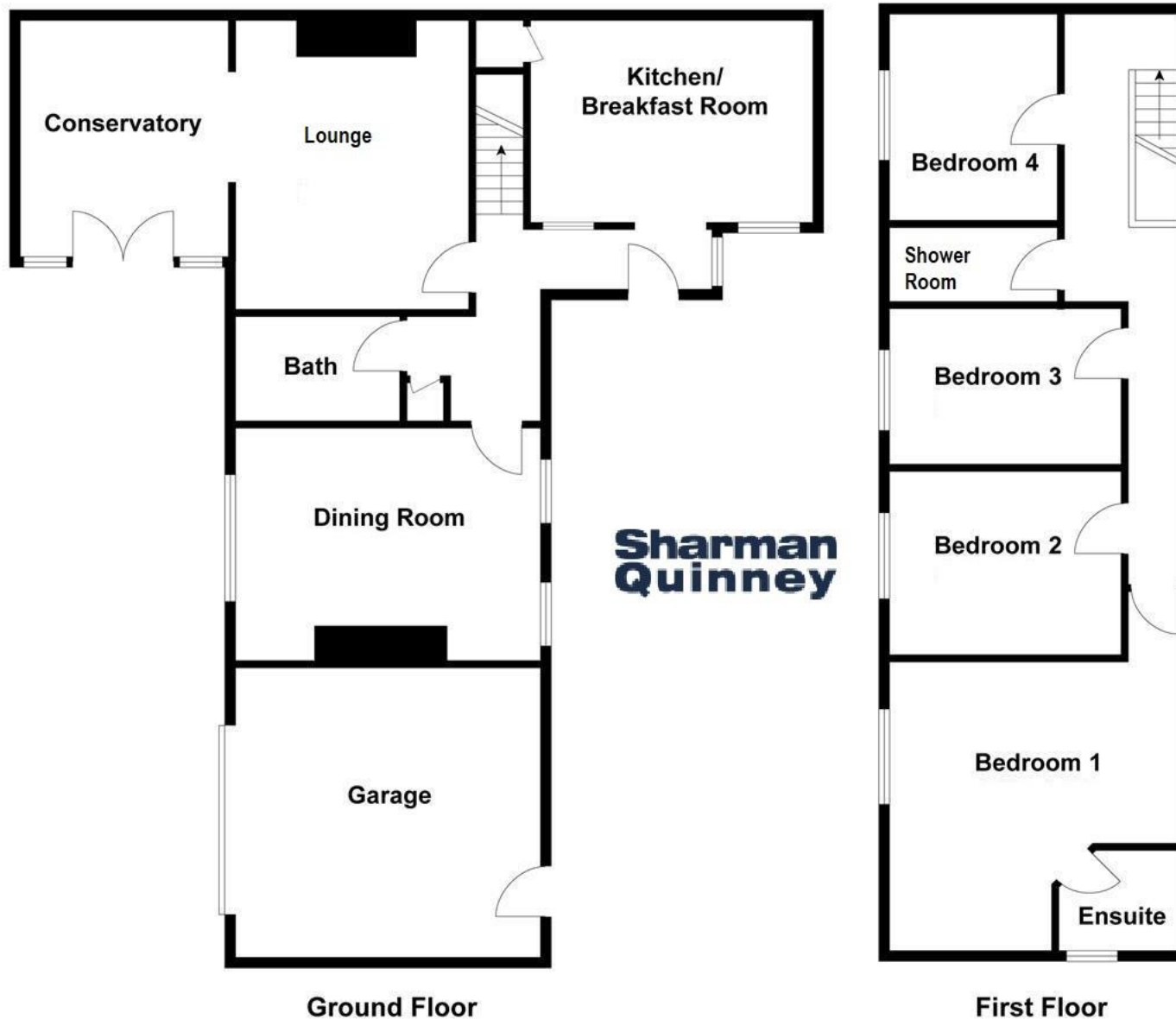
Ensuite

Outside

The front and rear paved areas provide plenty of off-road parking for numerous vehicles. The garage has space and plumbing for washing machine and tumble dryer whilst still providing enough space for a vehicle and additional storage if required.

The garden is mainly laid to lawn with views out across the fields.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,  
NN14 4JH

 thrapston@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: THR103622 - 0001

