



Watervill Way, Little Addington  
**£490,000** offers over **Freehold**

**Sharman  
Quinney**



# Key Features



- Five Bedroom Cottage Home - Modern Stone construction
- Sought-After Little Addington Village Location
- Well Presented & Spacious flexible accommodation - circa 2100 sq. ft
- Refitted Kitchen/ Breakfast Room + Two Reception Rooms + Study
- Private Rear Gardens with Landscaping

This attractive village home with 5 Bedrooms plus Two receptions, Refitted Kitchen/ Breakfast room with integrated appliances, Utility room with direct access to the garage, ground floor and first floor Study/ Gym rooms.

The accommodation is arranged over three floors. This property has been owned by the same family from new, and they have improved and extended the accommodation to a very high standard throughout and in our opinion, presented beautifully.

Little Addington is a village situated amid beautiful countryside on the edge of the Nene Valley, with many countryside walks.





There is a pub in the village and an excellent primary school in Great Addington, the A45 and A14 are both within 3 miles and offer excellent commuting links to the larger local and regional centres.

Outside, there are compact private and enclosed front and rear gardens and an integral single garage, a block paved driveway with private double gates adding ultimate privacy and security.

The living accommodation is arranged over three floors and briefly comprises: Entrance hallway with oak flooring and guest WC, and Study, there's a useful second front elevation entrance door, which leads directly into the utility space with internal door to the garage.

The first reception has a beautiful continuation engineered oak flooring. Connecting is a garden room an impressive and light room - featuring air conditioning for all year around comfort - doors extend to the rear elevation entertaining patio. The kitchen/breakfast room has been extensively and thoughtfully refitted in 2023 with new classic dark toned shaker cabinetry and an array of integrated appliances - including full size fridge and freezer, eye-level oven and fitted combination oven microwave, dishwasher and full height pull out-larder and multiple additional storage provisions. There's a breakfast bar proving seating for the kitchen dining experience. The First Floor Landing - gives access to three bedrooms and a generously proportioned family bathroom. Bedroom One features two double built-in wardrobes and tastefully refitted En-suite, with double width shower enclosure.

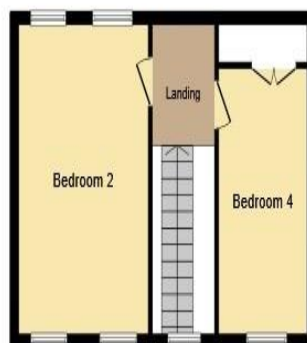




**Ground Floor**



**First Floor**



**Second Floor**

Bedroom Two, also a Double bedroom has two built in double wardrobes. Bedroom Three has built in double wardrobes from the landing is a spacious ante room currently used as a gym/2nd study, with stairs to the second-floor landing leading to Bedrooms Four and Five. Both the landing and the double bedrooms feature roof profile windows and bedroom 4 has two additional windows with eaves storage built in.

#### Measures

Entrance Reception

Guest Cloakroom/W.C.

Living Room

14'5 x 13'9 (4.40m x 4.20m)

Study

13'9 x 10'10 (4.20m x 3.30m)

Kitchen/Dining Room

24'8 x 8'8 (7.53m x 2.64m)

Utility Room

5'7 x 9'3 (2.81m x 1.71m)

Garden Room

13'7 10'8 (4.20m x 3.30m)

#### First floor

Bedroom One

11'18 x 9'08 (3.41m x 2.99m) - to fitted wardrobes.

Bedroom Two

12'4x 8'4 (3.75m x 2.54m)

Ante Room /Gym/ Study2 - including stair case

12'2x 12'4 (3.70m x 3.76m)

Bedroom Five

8'8 x 8'3 (2.64m x 2.51m)

Family Bathroom - 12'3 x 7'7 (3.73m x 2.31m) Three Piece Suite

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)

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