



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 7 West Street, Geddington

"Rural Seclusion"

3 1 2



## "Rural Seclusion"

This detached bungalow occupies a lovely plot discreetly positioned in the heart of this most desirable village. The deep frontage has a sweeping private driveway accessed via double gates flanked by stone pillars with parking for four cars leading to a single garage with electric door, there are mature plantings to the front and the fabulous rear garden is a great size with an established feel. The interior benefits from gas central heating and mostly UPVC double glazed windows to include an entrance porch, a good sized entrance hall with optional study area leading to the living room with feature fireplace, the free flowing kitchen / dining room is a great size and flows to the conservatory, all of which overlook the garden. There is a well appointed bathroom with spa bath and separate shower and the three bedrooms are all double sized with built in wardrobes. The historic Queen Eleanor Cross, picturesque ford and bridge as well as the Church are moments away, there is a bowling green, pub, tennis courts and fine rural walks virtually on your doorstep. An exceptional home and setting.

**Living Room** - 5.51m x 3.76m (18'1" x 12'4")

**Kitchen/Dining Room** - 5.94m x 3.78m (19'6" x 12'5")

**Bedroom one** - 3.3m x 2.84m (10'10" x 9'4")

**Bedroom two** - 3.86m x 3.48m (12'8" x 11'5")

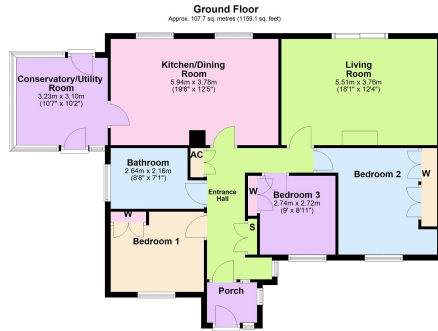
**Bedroom three** - 2.74m x 2.72m (9'0" x 8'11")

**Bathroom** - 2.64m x 2.41m (8'8" x 7'11")

**Conservatory/Utility Room** - 3.23m x 3.1m (10'7" x 10'2")



- Detached Bungalow
- Three Bedrooms
- Village Location
- Parking for Three Cars
- Established Garden
- COUNCIL TAX: D
- EPC RATING: D



Total area: approx. 107.7 sq. metres (1159.1 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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