



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Manor Farm Court, Titchmarsh NN14

"The Old Forge"

3 2 2



"The Old Forge"

Discreetly positioned within this small, select enclave this wonderful stone residence offers generously proportioned accommodation all on one level. The interior includes an entrance hall, living room with the inglenook style fireplace and woodburner, separate formal dining room and fabulous bespoke period pine kitchen. There is an updated principal bathroom and three double bedrooms with a new fitted en suite wet room to the master. Outside there is a private gravelled driveway, double garage with electric door, the wonderful wrap around gardens enjoy a good degree of privacy with mature planting and the Church provides an idyllic backdrop. Titchmarsh benefits from a primary school, pub/restaurant, village shop and lovely rural walks. An exceptional home and setting EPC RATING: D

Living Room - 5.05m x 3.96m (16'7" x 13'0")

Dining Room - 3.94m x 3.15m (12'11" x 10'4")

Kitchen - 3.43m x 2.74m (11'3" x 9'0")

Bedroom 1 - 4.42m x 3.2m (14'6" x 10'6")

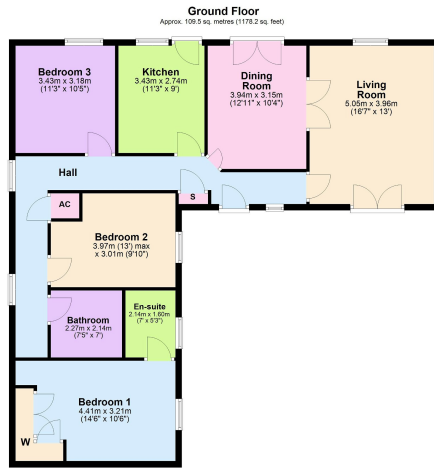
Ensuite - 2.13m x 1.6m (7'0" x 5'3")

Bedroom 2 - 3.96m x 3m (13'0" x 9'10")

Bedroom 3 - 3.43m x 3.18m (11'3" x 10'5")

Bathroom - 2.26m x 2.13m (7'5" x 7'0")





Total area: approx. 109.5 sq. metres (1178.2 sq. feet)

- Fabulous Character Barn Conversion Offering Lateral Living
- Two Reception Rooms
- Parking for Two Cars & A Double Garage
- EPC RATING: D
- Three Bedrooms
- Two Bathrooms
- Council Tax: D



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

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.

