



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Titchmarsh

"Dog & Partridge"

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"Dog & Partridge"

This significant, detached stone and brick residence is situated in the heart of this most desirable village. Titchmarsh enjoys a picturesque church, fine rural walks, a primary school, shop and public house, yet is a short drive from Oundle and a variety of mainline railways. The high specification, versatile interior comprises an entrance hall, guest cloakroom, living room with wood burner, garden room, formal dining room, study/snug, an extensive kitchen/breakfast room with vaulted ceiling area, utility room and a wet room. Upstairs there is a family bathroom and four double bedrooms, the master with en-suite. Outside the wonderful grounds enjoy a Southerly aspect with a private driveway accessed via double gates, manicured lawns complimented by an array of plantings, a kitchen garden, and a wonderful studio, ideal as a study for home working, complete with washroom, there is even scope to create an annexe within the connected barn- subject to appropriate approvals. A unique, individual home in this most desirable of villages.

Outside the gated and gravelled driveway provides off road parking for three/four cars. The gardens enjoy a southerly aspect. Offering both privacy and seclusion with manicured lawns, a variety of patio areas provide the perfect vantage point from which to admire the garden. An array of mature colourful plants, shrubs and youthful trees compliment the garden. Towards the head of the garden is a kitchen garden complete with twin greenhouses and a potting shed. The log store and bike shed provide further versatile garden storage. The garden studio is positioned to the top left corner, with an adjoining barn offering useful storage or potential to integrate subject to planning / building regulations. A beautiful garden.



Ground Floor and Garden Buildings



Total area: approx. 282.3 sq. metres (3038.8 sq. feet)

- Four Bedrooms
- NO CHAIN
- Garage and Parking
- EPC RATING: C
- Village location
- Mature Garden
- Garden Studio
- COUNCIL TAX: G



First Floor



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.

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

