



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Hill Farm, Woodwell NN14

4 2 3



"The Quintessential Village Home and Garden"

This quite exceptional village home is discreetly positioned in this lovely setting with wrap around gardens, and views of rolling countryside. Sympathetically extended with creative usage of reclaimed materials has resulted in striking architecture which can be admired from the wonderful gardens. The interior enjoys a fusion of modern touches coupled with period styling which has created surprisingly large, versatile accommodation to include an entrance hall, living room with Minster style fireplace and the warmth of a wood burner opening to a fabulous family room with vaulted ceilings and period windows overlooking the garden. The snug has an attractive fireplace, also with a wood burner, the free flowing bespoke kitchen/dining room with Quartz worksurfaces, central island, a selection of integrated appliances and bi-folding doors create an open aperture to the garden. There is a guest cloakroom and a useful utility/boot room. Upstairs the elegant bathroom has a roll top bath and a separate shower enclosure, the four bedrooms are double sized, the guest bedroom with ensuite shower room. Sealed unit double glazed windows and oil-fired central heating concludes the inside. The grounds feature a private driveway for two/three cars, a five-bar gate leads to a further gravelled area with additional parking for three/five cars and a row of useful brick built outbuildings. The substantial, wondrous gardens are beautifully kept with manicured lawns, established plantings, children's play area and a fabulous natural stone patio. Secluded in a rural setting with fine rural walks, Thrapston and Oundle are within easy reach as well as the A14, Kettering, Huntingdon and their respective railway lines.

Living Room - 8.18m x 4.55m (26'10" x 14'11")

Dining Room/Snug - 4.42m x 3.02m (14'6" x 9'11")

Kitchen/Breakfast Room - 4.98m x 4.11m (16'4" x 13'6")

Boot/ Utility Room - 2.49m x 2.08m (8'2" x 6'10")

Guest WC - 2.08m x 0.84m (6'10" x 2'9")

Bedroom One - 3.84m x 3.61m (12'7" x 11'10")

Bedroom Two - 3.63m x 3.05m (11'11" x 10'0")

Ensuite - 1.45m x 1.4m (4'9" x 4'7")

Bedroom Three - 4.52m x 2.11m (14'10" x 6'11")

Bedroom Four - 3.02m x 2.46m (9'11" x 8'1")

Bathroom - 31.6m x 0.3m (103'8" x 1'0")





- Semi Detached
- Wonderful gardens
- Parking for Three/ Four Cars
- Village location
- Beautiful Character
- Countryside views
- EPC Rating: Pending
- Council Tax: C



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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