



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Woodford NN14

"A Country Retreat"

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"A Country Retreat"

Located in the heart of this most desirable village, this sensational cottage offers a high specification finish throughout, enjoying this privileged position with views directly over the village green. Woodford enjoys a pub, village shop with post office, farm and coffee shops and a community centre along with a primary school and fine rural walks. Kettering and Wellingborough train stations are within easy reach connecting with London St Pancras in under an hour. The interior has been thoughtfully enhanced to an exacting standard, to include an entrance hallway, light filled dual aspect living room with attractive stone fireplace with working fire, bespoke Wychwood kitchen with granite worksurfaces and select integrated appliances as well as a separate formal dining room. Upstairs you will find an impressive bathroom and three generous double bedrooms, the main bedroom with sumptuous ensuite. Outside the gardens are beautifully maintained and offer a high degree of privacy along with several useful outbuildings with WC/utility within easy access under a covered area and gym/workshop buildings to the rear. A beautiful home and setting.

Living Room - 6.4m x 4.9m (21'0" x 16'1")

Dining Room - 3.94m x 3.43m (12'11" x 11'3")

Kitchen - 4.88m x 2.77m (16'0" x 9'1")

Utility - 2.18m x 2.16m (7'2" x 7'1")

Gym - 3.28m x 2.21m (10'9" x 7'3")

Workshop - 3.3m x 2.21m (10'10" x 7'3")

Bedroom 1 - 3.43m x 3.33m (11'3" x 10'11")

Ensuite - 2.82m x 2.01m (9'3" x 6'7")

Bedroom 2 - 3.99m x 3.51m (13'1" x 11'6")

Bedroom 3 - 3.99m x 2.67m (13'1" x 8'9")

Bathroom - 2.77m x 2.77m (9'1" x 9'1")





- High quality finish throughout
- Three double Bedrooms
- Private gardens
- Lovely position
- COUNCIL TAX: D
- Character features
- Ensuite
- Utility Room
- EPC PENDING:

Total area: approx. 145.1 sq. metres (1561.5 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.

15-16 Market Place, Kettering,
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