



**HENDERSON
CONNELLAN**
ESTATE AGENTS

North Street, Titchmarsh NN14 3DH
"Period With A Contemporary Twist"

4 2 3



"Period With A Contemporary Twist"

This charming, partially thatched cottage offers a surprisingly large interior combining charm and character but with a contemporary twist. The entrance hall leads to a significant split level kitchen/dining/family room with high specification integrated appliances and Granite worksurfaces, the dining/family area is a wonderful social space, twin sets of bi-folding doors bring the outside in during the warmer months. There is a separate utility room, guest cloakroom/wet room and a living room with inglenook fireplace. Upstairs is in two sections, an impressive principal bedroom with built in wardrobes and en suite create a self contained feel, the second landing has glass balustrade and leads to three further bedrooms, two of which are double sized, the third with bespoke wardrobes currently used as a dressing room. The extensive plot offers a private driveway with double gates offering plenty of parking and leading to a double garage with study/store room – ideal for home working. The gardens are mature, with colourful plantings perfect for alfresco living, an orchard area is home to a variety of fruit trees. Titchmarsh has a thriving Pub/Restaurant, village store, primary school, picturesque Church and fine rural walks, Kettering and Huntingdon are within easy reach, their respective railway lines connecting to London in under an hour.

Living Room - 6.3m x 3.61m (20'8" x 11'10")

Dining/Family Room - 5.51m x 3.25m (18'1" x 10'8")

Kitchen/Breakfast Room - 4.65m x 4.65m (15'3" x 15'3")

Utility - 5.66m x 2.84m (18'7" x 9'4")

Wet Room - 3.63m x 1.45m (11'11" x 4'9")

Bedroom 1 - 4.11m x 4.01m (13'6" x 13'2")

Bedroom 2 - 5m x 3.71m (16'5" x 12'2")

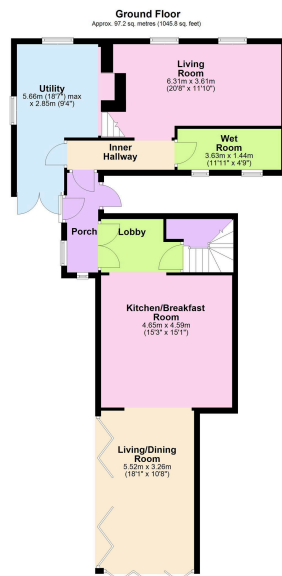
Bedroom 3 - 4.42m x 3m (14'6" x 9'10")

Bedroom 4 - 3.02m x 2.87m (9'11" x 9'5")

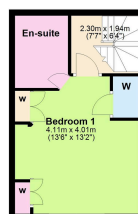
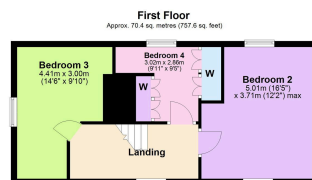
Study - 3.96m x 2.9m (13'0" x 9'6")

Double Garage - 6.15m x 6.12m (20'2" x 20'1")





Total area: approx. 167.5 sq. metres (1803.4 sq. feet)



- Gas central heating
- Utility/Boot Room
- Wet Room to ground floor
- Private driveway and Double Garage
- EPC RATING: D
- Wonderful, free flowing Kitchen/ Dining/Family Room
- Living Room with Inglenook fireplace
- Four Bedrooms, the main Bedroom with Ensuite and accessed by its own stairway.
- 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.

