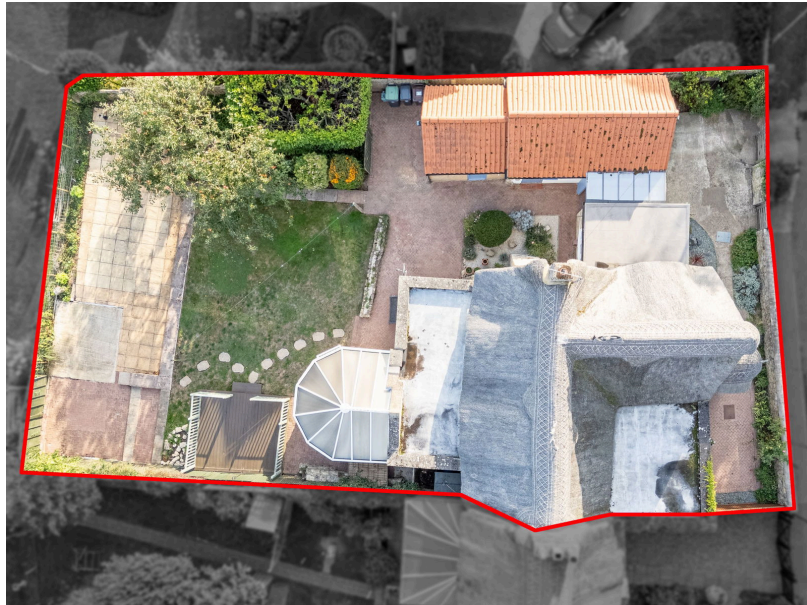




**HENDERSON
CONNELLAN**
ESTATE AGENTS

Church Street, Woodford, NN14
"Well-Connected Village Living"

🛏 3 🚿 2 🚗 4



"Well-Connected Village Living"

This attractive stone and thatched cottage occupies an enviable position on a quiet lane on the periphery of Woodford, the idyllic setting means rural walks are moments away, as well as the river perfect for those who enjoy the great outdoors, fishing and kayaking are accessible within minutes. The heart of village has a picturesque village green with shop and pub, the A14 is within easy reach, Rushden Lakes is a short driveaway along with Kettering and Wellingborough, their respective mainline stations connecting to London St Pancras International in under an hour. The interior is brimming with character with exposed timber and stone elevations to includes a generous living room with Inglenook fireplace and the warmth of a working fire, the formal dining hall has fabulous flagstone flooring, the snug is a cozy retreat leading to the conservatory whilst the generous kitchen/breakfast/family room is great for social gatherings, and finally a study perfect for those working from home. There is a principal bathroom and three double bedrooms all with built in wardrobes with ensuite to bedroom two. Outside, the frontage features a private driveway accessed via double gates leading to a single garage with workshop and storage behind, the private rear garden is beautifully presented to include a patio front, large lawned area with established plantings, decked seating area, perfect for outdoor living. A home that has it all.

Living Room - 7.06m x 3.02m (23'2" x 9'11")

Sitting Room - 4.24m x 3.66m (13'11" x 12'0")

Dining Room - 4.24m x 3.84m (13'11" x 12'7")

Kitchen/Breakfast Room - 3.76m x 3.66m (12'4" x 12'0")

Utility Room - 3.33m x 2.59m (10'11" x 8'6")

Study - 3.66m x 2.06m (12'0" x 6'9")

Bathroom - 3.68m x 2.72m (12'1" x 8'11")

Conservatory - 4.17m x 4.06m (13'8" x 13'4")

Bedroom 1 - 3.1m x 2.59m (10'2" x 8'6")

Ensuite - 1.73m x 1.35m (5'8" x 4'5")

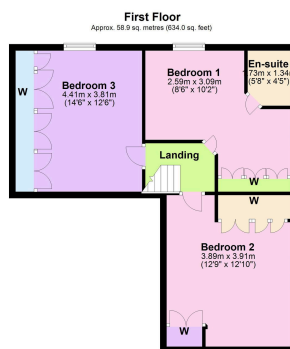
Bedroom 2 - 3.91m x 3.89m (12'10" x 12'9")

Bedroom 3 - 4.42m x 3.81m (14'6" x 12'6")





Total area: approx. 178.8 sq. metres (1924.2 sq. feet)



- Gas Central Heating
- UPVC Double Glazing
- Character Property
- Views of the River Nene
- Countryside walks on your doorstep
- Three Double Bedrooms
- Versatile Layout
- EPC RATING: D
- COUNCIL TAX: E



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.

