

**HENDERSON
CONNELLAN**
ESTATE AGENTS

North Street, Titchmarsh, NN14
"Lavender Cottage"

3 1 2



"Lavender Cottage"

Is a striking, stone, double fronted cottage commanded a lovely position in the heart of this most desirable village, occupying a substantial plot, with wonderful countryside views to the back. The generous, atmospheric interior includes a dining hall with wood effect specialist flooring, a wonderful social space, the cosy living room enjoys the warmth of a wood burner and the kitchen/breakfast room is a good size, washing up made all the more enjoyable with the views over the garden, a utility/boot room concludes the ground floor. Upstairs the split-level landing leads to three double bedrooms, all with built in wardrobes and the principal bathroom. UPVC sash windows to the front and UPVC to the back conclude the fabulous interior. Outside, the fore garden has a pathway flanked by both Lavender and lawn to either side extending to the front door, the rear garden feature a Natural, Indian sandstone Patio partially undercover, ideal for all weather outdoor living, wisteria, fig tree, olive tree and other mature plantings provide colour, generous lawns extend to a kitchen garden, greenhouse and further patio with bespoke outbuildings, ideal for a hobby, or just a moment of reflection, taking in the gardens and views. Titchmarsh benefits from a village shop, pub/restaurant, primary school, Church and fine rural walks, Thrapston and Oundle are a short driveaway as well as several mainline railway lines connecting to London with ease.

Kitchen/Breakfast Room - 3m x 3.63m (9'10" x 11'11")

Living Room - 4.9m x 2.97m (16'1" x 9'9")

Dining Room - 3.94m x 3.4m (12'11" x 11'2")

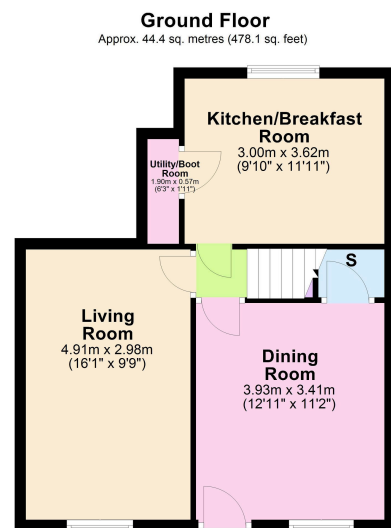
Bedroom 1 - 3m x 3.66m (9'10" x 12'0")

Bedroom 2 - 3.07m x 2.95m (10'1" x 9'8")

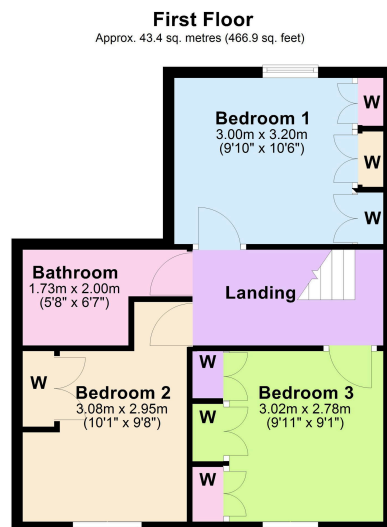
Bedroom 3 - 3.02m x 2.77m (9'11" x 9'1")

Bathroom - 3.43m x 1.73m (11'3" x 5'8")





Total area: approx. 87.8 sq. metres (945.0 sq. feet)



- UPVC double glazing, sash to the front
- Dining Hall, the perfect social space
- Living Room enjoying the warmth of a wood burner
- Kitchen/Breakfast room with views over the garden
- Three double bedrooms all with built in wardrobes
- Principal Bathroom
- EPC RATING: E
- COUNCIL TAX: C



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.

