



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Warkton, NN16

"Meadowview Cottage"

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"Meadowview Cottage"

This beautiful Stone, thatched Grade II listed has had a brand-new Thatch fitted in September 2025, occupying a lovely plot with wonderful gardens and countryside views to the back. The striking interior is beautifully presented with an array of character features to include stone elevations, exposed wall and ceiling beams and ledge and brace interior doors. The entrance hall leads to the living room with stone inglenook fireplace, a stunning kitchen/dining room with a range of integrated appliances and quartz work surfaces, the perfect vantage point from which admire both the gardens and view. The dining room is versatile currently used as a third bedroom and the bathroom is well appointed with a stylish white suite. Upstairs the landing is generous with space for a study area and the two bedrooms are double sized. Outside is equally as impressive with a private driveway, providing off-road parking for two cars and access to a detached single garage, the fore garden is attractively presented and a lovely rear garden has manicured lawns and plantings, fruit trees and those far-reaching views. Warkton enjoys lovely walks and a picturesque church, yet the heart of Kettering and a wealth of amenities are literally a short drive away, the best of both worlds.

Living Room - 4.83m x 4.32m (15'10" x 14'2")

Dining Room - 3.94m x 2.84m (12'11" x 9'4")

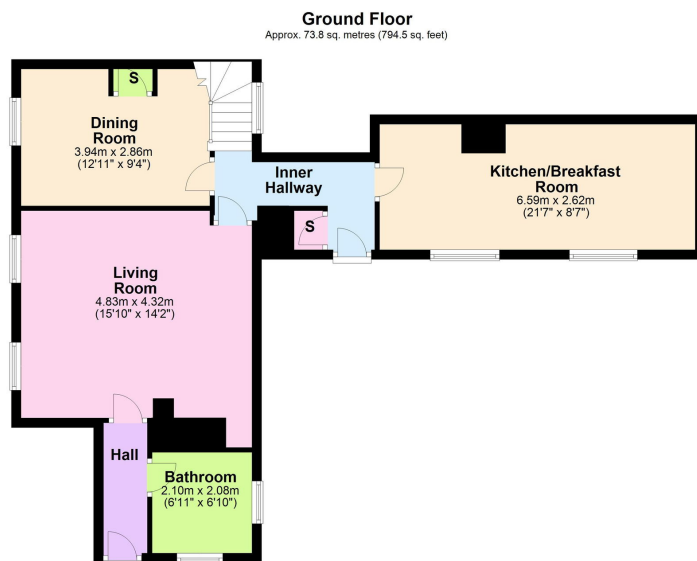
Bathroom - 2.11m x 2.08m (6'11" x 6'10")

Kitchen/Breakfast Room

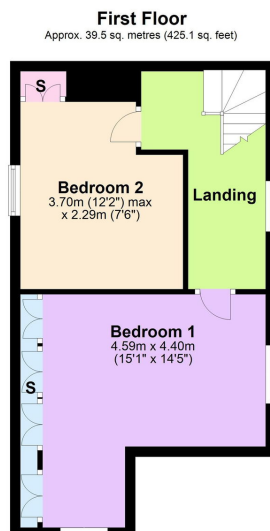
Bedroom One - 4.6m x 4.29m (15'1" x 14'1")

Bedroom Two - 3.71m x 2.29m (12'2" x 7'6")





Total area: approx. 113.3 sq. metres (1219.6 sq. feet)



- Grade II listed - Brand new thatch September 2025
- Oil Fired Central Heating
- Stunning Kitchen/Breakfast room with Quartz Worksurfaces
- Living Room with Inglenook Fireplace
- Dining Room/Optional Bedroom three
- Two double Bedrooms and a principal bathroom
- EPC RATING: EXEMPT
- 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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