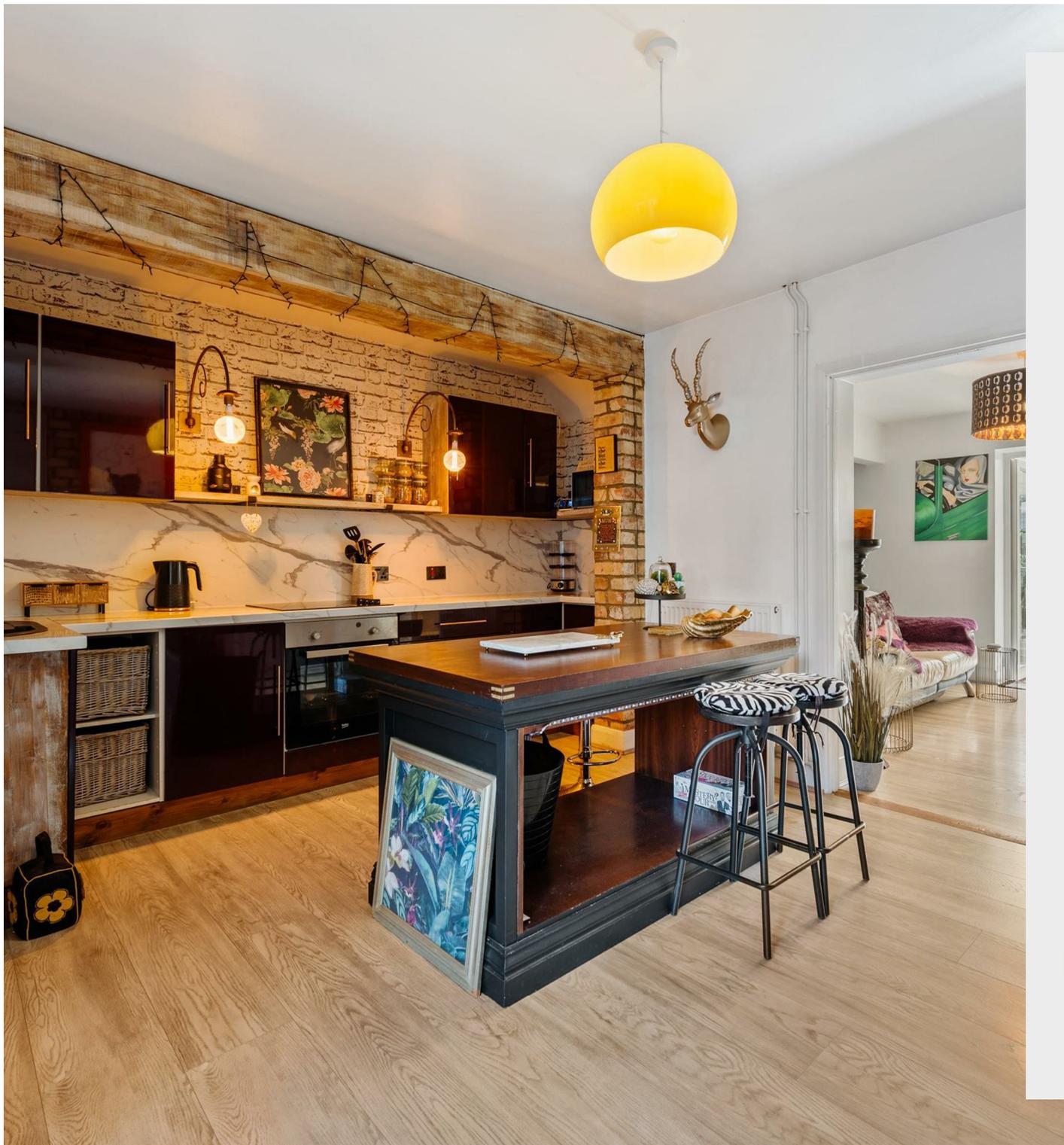




6 Woodwell Cottages
Woodwell, Northants NN14 3AN



Simpson & Partners



A plot and location to impress. Situated in the sought after Hamlet of Woodwell on the outskirts of the village of Woodford. Stunning countryside walks are literally on your door step and local amenities available in the village of Woodford a short drive away. Being one of 12 houses situated at the end of this lane, is this very unique and stunning cottage offering an abundance of character throughout and boasting outbuildings along with ample off road parking. The property sits on a generous plot and boasts low maintenance gardens to the front and rear, two double bedrooms with family bathroom and kitchen with living room and conservatory to the ground floor. To the front is a courtyard garden with wrought iron gate giving access to the house and opposite is a covered car port leading through to gravel parking area and outbuildings currently used as a studio/workshop and storage areas. Enter the property into porch/utility room with built in storage, leading through to kitchen boasting original features to include exposed brick walls with built in cupboards and feature fireplace, island/breakfast bar, opening through to living room with feature fireplace and inset wood burning stove, stairs rising to the first floor and double doors to: conservatory set to the rear overlooking the garden. To the first floor are two bedrooms with built in wardrobes and further storage area, second bedroom with views over the front garden and spacious family bathroom fitted with a three piece suite comprising corner bath, corner shower, low level wc and wash hand basin. The rear garden is enclosed with timber fencing, patio area and shrub borders. Viewing is highly recommended to appreciate the location and interior of this village home.

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🚿 1

🚗 1

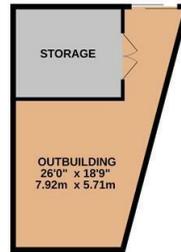
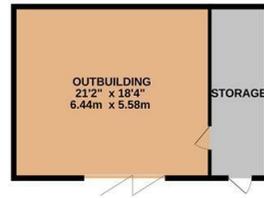
Price £325,000



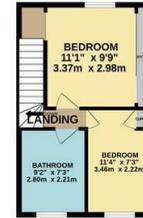
Woodwell is a hamlet in North Northamptonshire, approximately 1 mile west of the village of Woodford. Set in beautiful rural countryside. Woodford is a small village with shop, pub, school, doctors etc. Lovely countryside walks and close to the market town of Thrapston offering many more facilities. The new Rushden Lakes development is approximately 20 minutes drive offering many recreational facilities to include, shops, restaurants, cinema and countryside walks. Kettering is approximately 15 minutes drive offering many services and train links to the capital in under an hour.



GROUND FLOOR
1339 sq ft. (124.4 sq m.) approx.

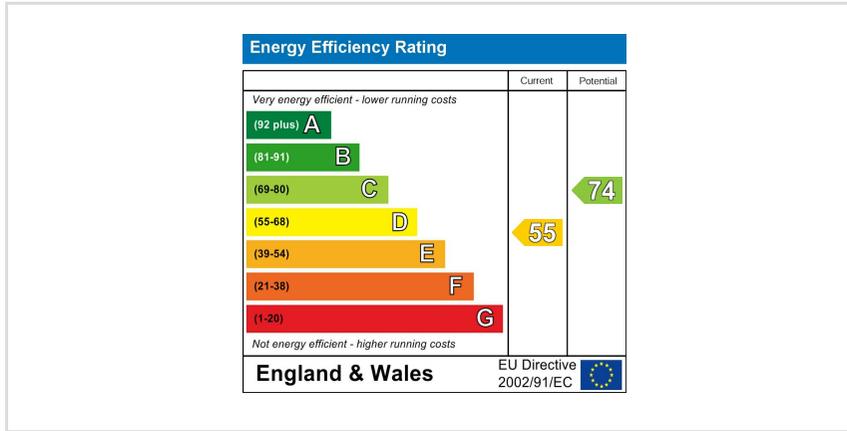


1ST FLOOR
326 sq ft. (30.3 sq m.) approx.



TOTAL FLOOR AREA - 1665 sq. ft. (154.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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