



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Rectory Hill, Cranford NN14 4AH

"The Quintessential English Home and Garden"

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## "The Quintessential English Home and Garden"

This beautiful, stone and thatched Grade II listed cottage occupies a lovely plot with wrap around gardens situated in this most desirable village. Cranford enjoys a fabulous pub and restaurant, the Forge café, primary school, picturesque Church and lovely rural walks. Kettering and Wellingborough mainline railway stations are within easy reach, connecting to St Pancras in an hour. The versatile interior includes an entrance vestibule, fabulous free flowing kitchen/dining/family room with select integrated appliances, great social space, there is utility room and the lovely living room enjoys the warmth of a wood burner. The bathroom features a period themed white suite with separate shower enclosure, the two double bedrooms have built in wardrobes, the main bedroom with ensuite. Upstairs a versatile third bedroom is double sized with a study and living area, perfect for home working or as an annexe space. The gardens feature a lawned foregarden with picket fencing and gate with pathway to the front door, the rear garden has seating areas perfect for outdoor living, shaped lawns, mature plantings and a private driveway accessed via electric gates with a single garage and versatile garden room, perfect for home working or as a games room. A very special home and setting

**Living Room** - 4.67m x 4.42m (15'4" x 14'6")

**Kitchen/Dining Room** - 6.96m x 5.05m (22'10" x 16'7")

**Bathroom** - 3m x 1.93m (9'10" x 6'4")

**Bedroom Two** - 4.04m x 2.95m (13'3" x 9'8")

**Bedroom One** - 4.11m x 3.91m (13'6" x 12'10")

**Ensuite** - 4.01m x 2.01m (13'2" x 6'7")

**Utility Room** - 3.3m x 2.01m (10'10" x 6'7")

**Sitting Area** - 5.61m x 2.49m (18'5" x 8'2")

**Study Area** - 4.67m x 2.49m (15'4" x 8'2")

**Bedroom Three** - 3.07m x 2.18m (10'1" x 7'2")

**Ensuite** - 3.07m x 1.6m (10'1" x 5'3")

**Garden Room** - 5.54m x 2.72m (18'2" x 8'11")





**Ground Floor**  
Approx. 130.9 sq. metres (1408.9 sq. feet)



Total area: approx. 168.9 sq. metres (1817.5 sq. feet)

**First Floor**  
Approx. 38.0 sq. metres (408.7 sq. feet)



- Free flowing Kitchen/Dining/Family Room
- Living Room enjoying the warmth of a woodburner
- Three Bedrooms, two with Ensuite, one with exclusive use of the Bathroom
- Lovely wrap around gardens enjoying mature feel
- Private driveway, via electric gates, single garage and versatile Garden Room
- COUNCIL TAX: D
- EPC RATING: GRADE II



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.

