



# 1 The Paddocks, Welford

Guide Price **£575,000**



Part of







## 1 The Paddocks

Welford, Northampton

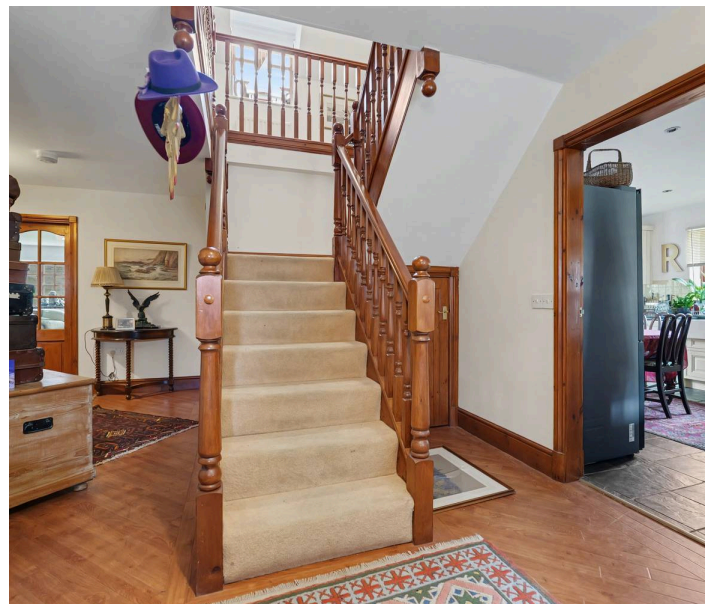
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 4 Bedroom village family home
- 3 Reception rooms plus farmhouse style kitchen / diner
- Utility room and home office
- 3 en-suite bedrooms plus family bathroom
- Bedrooms 1 & 2 with fitted wardrobes
- Storage cupboard to landing
- Downstairs cloakroom
- Traditional walled garden with lawn, patio and mature planting





This impressive period four-bedroom detached village family home offers spacious and versatile living accommodation, thoughtfully re-designed for modern family life.

The property welcomes you with a generous entrance hall, leading to three well-proportioned reception rooms that provide flexible spaces for relaxing, entertaining, or working from home.

The heart of the home is the farmhouse-style kitchen and dining area, featuring ample room for family meals and gatherings, complemented by a practical utility room and a dedicated home office for those seeking a quiet work environment.

Upstairs, the accommodation comprises four comfortable bedrooms, three of which benefit from en-suite facilities for added privacy and convenience. Bedrooms one and two are further enhanced by fitted wardrobes, providing excellent storage solutions, while an additional useful storage cupboard is situated on the landing. A stylish family bathroom serves the remaining bedroom, ensuring comfort for all residents and guests. The ground floor also includes a downstairs cloakroom, ideal for visitors and every-day use. Throughout, the property combines traditional charm with quality finishes, creating a warm and inviting atmosphere suitable for both family living and entertaining. This home presents an exceptional opportunity to acquire a substantial and well-appointed residence in the sought-after village setting of Welford, with thoughtful features and a layout that supports both family life and personal space.

The meticulous attention to detail, ample storage options, and flexible reception areas ensure this property will appeal to discerning buyers seeking a blend of character and practicality.

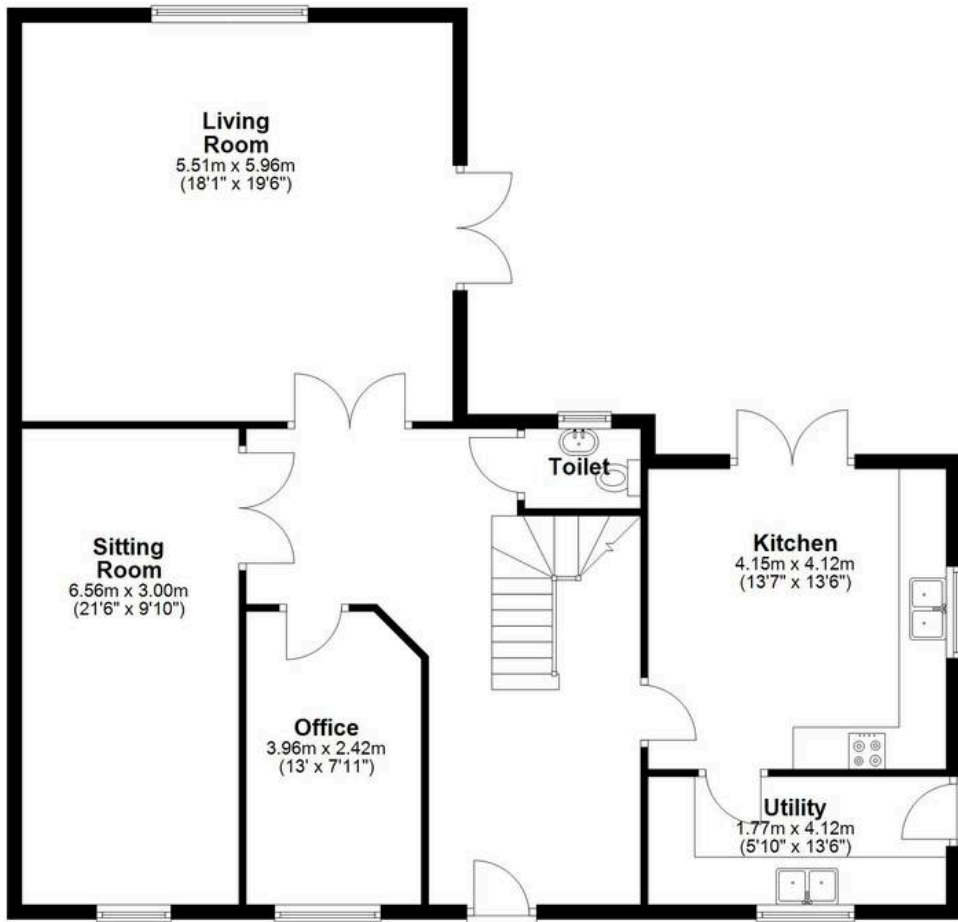
Early viewing is highly recommended to fully appreciate the generous proportions, quality finishes, and the unique lifestyle this exceptional family home has to offer.





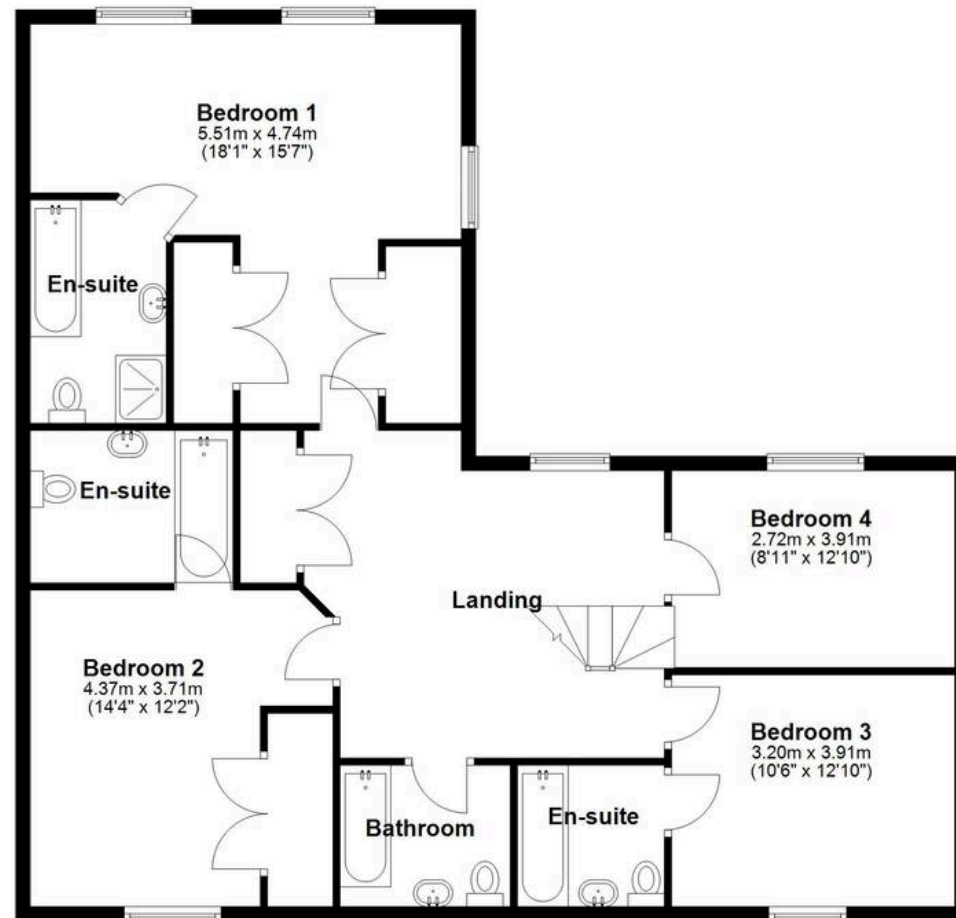
### Ground Floor

Approx. 115.0 sq. metres (1237.6 sq. feet)



### First Floor

Approx. 113.2 sq. metres (1218.8 sq. feet)



Total area: approx. 228.2 sq. metres (2456.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.





## Andrew Granger & Co (Part of Sheldon Bosley Knight)

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.