



6 The Moorings
Woodford, Northants NN14 4HN



Simpson & Partners



Stunning panoramic views and access to your own private mooring and excellent river fishing. Offered with NO CHAIN is this well presented and extended detached home is situated in a quiet cul-de-sac on a substantial plot with ample parking, double garage and lovely gardens leading down to the river Nene. Woodford offers many amenities and is surrounded by open countryside providing ideal rural living. Having potential for further extension subject to planning consent. Further benefits include underfloor heating to all tiled flooring in the property and solar panels generating approx £2000 per year. Enter the property into the spacious entrance hall with stairs rising to the first floor and doors leading through to: light and airy living room with feature fireplace and opening through to stunning conservatory addition overlooking the garden and river beyond with roof insulation meaning the room can be used efficiently all year round. Kitchen/dining room fitted with ample storage and built in appliances, range cooker with extractor fan, patio doors lead out to the rear garden with stunning views, opening through to useful utility room with space and plumbing for white goods and built in storage, downstairs cloakroom/wc. To the first floor are four double bedrooms with the master benefitting from built in wardrobes, views over the garden and river beyond and en-suite shower room fitted with a three piece suite comprising corner shower cubicle, vanity wash basin and low level wc. Bedroom two having built in storage and family bathroom fitted with P-shaped bath with shower over, vanity wash basin and low level wc. Viewing is highly recommended to appreciate the location and interior of this beautiful home. EPC Rating B. Council Tax Band E.



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Offers In Excess Of £650,000



The plot and gardens are the main feature of this house having ample off road parking leading to a double garage. To the rear is a raised patio area making the most of the views and sweeping lawn with mature planting, timber sheds and stone wall and gates leading through to the river and the private mooring.

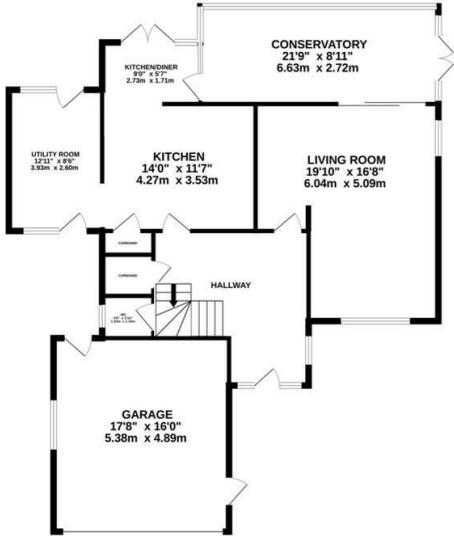




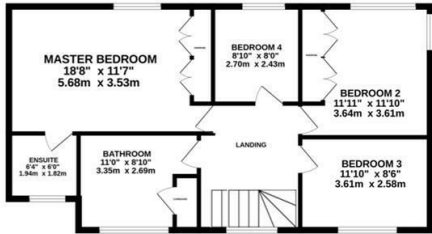
Woodford is a small village with shop, pub, school, doctors etc. Lovely countryside walks and close to the market town of Thrapston offering many more facilities. The new Rushden Lakes development is approximately 20 minutes drive offering many recreational facilities to include, shops, restaurants, 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
1306 sq.ft. (121.3 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 2073 sq.ft. (192.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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01832 731222

thrapston@simpsonandpartners.co.uk

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43-45 High Street, Thrapston, Northants, NN14 4JJ