Westward Farm The Green

Winwick, PE28 5PP

Simpson & Partners

Westward Farm The Green

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About the Property

Welcome to Westward Farm, a beautiful Grade II listed detached home believed to date back to circa 1650, set within the picturesque village of Winwick and brimming with character and charm.

This delightful period residence showcases a wealth of original features including exposed stonework, characterful beams, restored flooring and a traditional thatched roof, creating a warm and inviting home full of history.

The ground floor offers well balanced and versatile accommodation including a welcoming living room with log burning stove, a dining room also featuring a log burner, a study, boot room, utility room and a modern fitted kitchen/breakfast room ideal for everyday living and entertaining.

To the first floor are four generous bedrooms along with a fifth bedroom offering flexibility for use as an additional study, dressing room or hobby space. The principal bedroom benefits from a recently refitted en-suite, while the remaining bedrooms are served by a family bathroom.

Externally the property truly excels. Set within grounds approaching one acre, the gardens offer excellent privacy and space. Immediately surrounding the home is a pleasant entertaining area along with a large gravel driveway providing ample parking. The gardens are a gardeners dream boasting mature greenery and shrubbery, this extends to a charming summer house with a raised decked seating area.

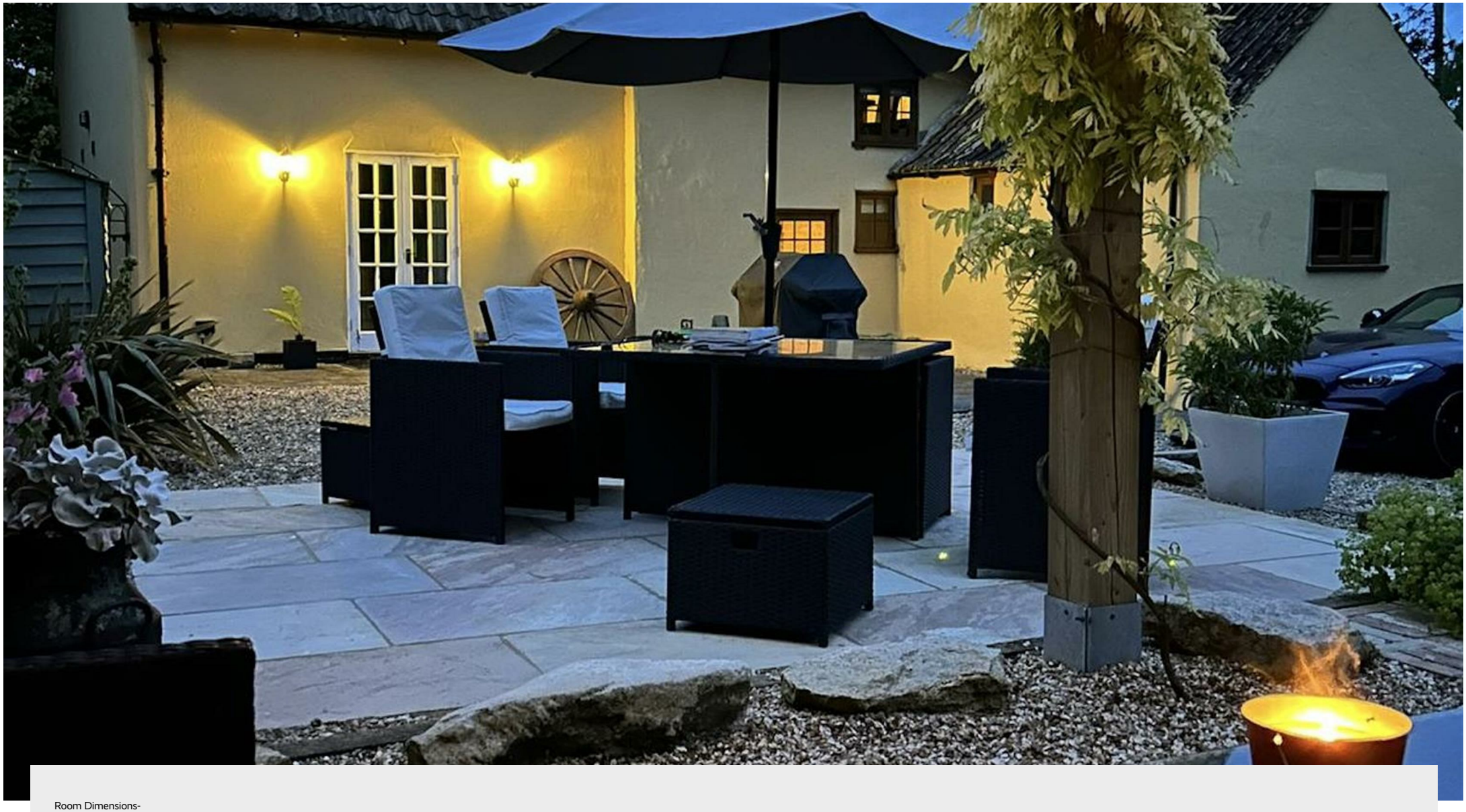
Architectural drawings have already been prepared to support previous planning consent that was granted and are available upon request, presenting exciting potential to extend the property subject to the current relevant planning permissions.

Despite its peaceful village setting, the property is conveniently positioned for access to the nearby market towns of Thrapston, Oundle, Kimbolton and St Neots.

Agents Note: A pedestrian foot passage runs along the left hand boundary of the property and is largely screened by established hedging. EPC exempt due to Grade II Listing.

£775,000

VILLA PARK



Room Dimensions-
(Ground Floor)
Sitting Room - 17'10 x 16'6
Dining Room - 16' x 12'8
Kitchen Breakfast Room - 18'2 x 15'4
Study - 10'3 x 8'5
Boot Room - 10' x 9'
Utility - 10' x 6'

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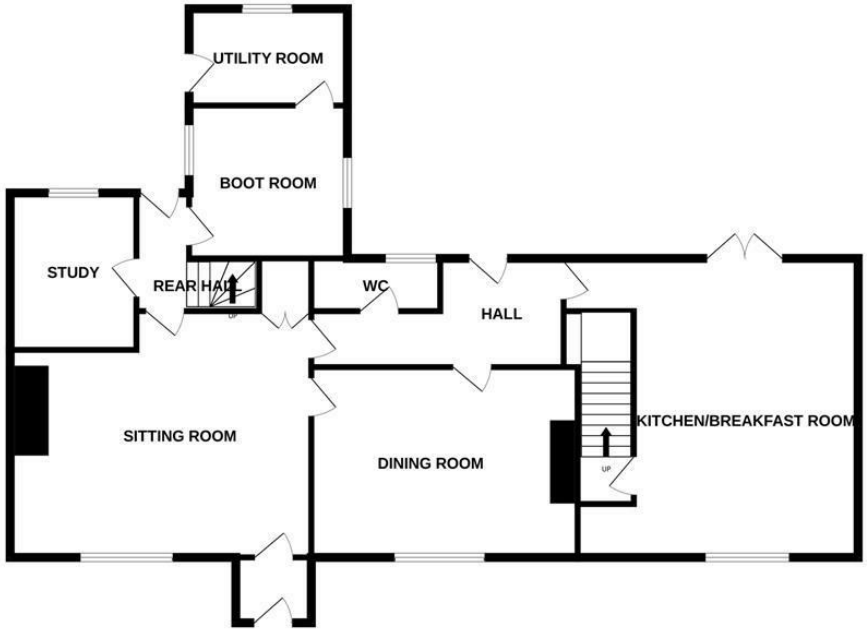
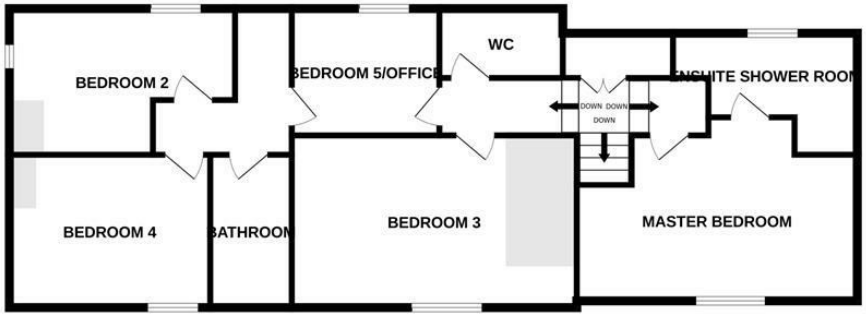
GROUND FLOOR



1ST FLOOR



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01832 731222
thrapston@simpsonandpartners.co.uk
https://www.simpsonandpartners.co.uk/

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