



Woodbine Cottages, Northall

Walgrave, Northamptonshire

oriordanbond
SALES & LETTINGS



Woodbine Cottages, Northall

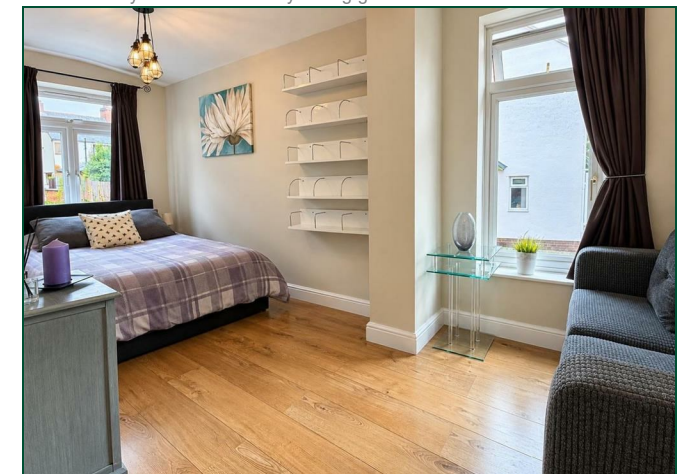
Walgrave
NN6 9QD

Guide Price
£300,000

This three bedroom cottage with en-suite is a wonderful village retreat, occupying a peaceful and elevated position surrounded by greenery, with views across the rooftops of the popular and friendly village of Walgrave. The cottage has been lovingly cared for by the current owners for almost two decades. Beautifully blending period character with contemporary 21st century living, the cottage retains charm and character while modern enhancements include discreet solar panels, uPVC double glazing and gas radiator heating. The property is approached via a mature fully enclosed westerly facing garden. This outside space features established apple trees, a private patio and a generous timber shed with light and power.

The accommodation comprises entrance hall leading into a bright and airy dual aspect sitting room centred around an attractive open fireplace. An archway flows naturally into the traditional dining room with cast iron open fireplace and glazed double doors through to the kitchen / breakfast / family room. The modern kitchen area is fitted with granite work surfaces, a breakfast bar and corner larder, together with integrated appliances including a fridge/freezer, dishwasher, washing machine and range style cooker. A stable door opens directly onto a pretty enclosed courtyard - the adjoining family area also features double doors to the courtyard. Beyond the kitchen is a modest study, together with a ground floor WC. On the first floor, the dual aspect principal bedroom enjoys the elevated views across the heart of the village and benefits from its own modern ensuite shower room. There are two further well proportioned bedrooms and a stylish four-piece family bathroom featuring a free standing bath. There is an easily accessible loft for ample storage which is fully boarded and has light connected and a dormer style window. (A/1207/S)

- Charming three bedroom cottage with en-suite shower room
- Sitting room and dining room with open fireplaces
- Kitchen/breakfast/family room with integrated appliances
- Study and ground floor WC
- Four-piece family bathroom
- Mature fully enclosed westerly facing garden

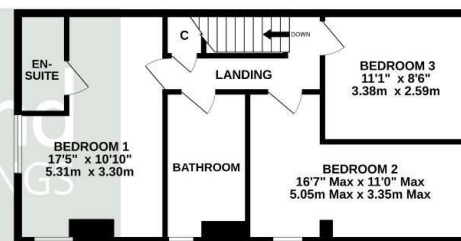




GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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.
Made with Metropix ©2025



Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Brixworth Sales

01604 880077

brixworth@oriordanbond.co.uk

