

HENDERSON CONNELLAN

ESTATE AGENTS



Main Street, Sudborough NN14

"Heavenly Views"

"Heavenly Views"

Few properties can boast such a delightful outlook, with uninterrupted views across the village church creating a truly picture-perfect setting for this charming detached cottage. Sudborough is an idyllic village with soon to be re-opening pub, lovely countryside walks and easy access to both Thrapston and Oundle.

The cottage interior is brimming with character, yet enjoys a clean crisp contemporary fusion of updates, the entrance hall has oak flooring and leads to the guest cloakroom, the free-flowing kitchen/breakfast/family room creates the perfect social space finished with Quartz worksurfaces, the breakfast/family area is the perfect vantage point from which to admire the garden. The utility room brings an element of practicality, the generous living room enjoys the glow and warmth of a multifuel burner set within an Inglenook fireplace and the large formal dining room is versatile. Upstairs the light filled landing has a feature window, the bathroom is cool white with double ended bath and separate shower enclosure, all four bedrooms are big enough to accommodate a double bed, the main bedroom with dressing room, built in wardrobes and ensuite. Oil fired central heating, security alarm system, shutters to select windows and exposed beams compliment the inside. Outside the fore garden has a range of pretty plantings, the rear garden is a great size, with parking area and garage, enjoying a good degree of privacy. High praise indeed for this

Living Room - 6.4m x 3.81m (21'0" x 12'6")

Kitchen - 3.86m x 2.92m (12'8" x 9'7")

Breakfast Room - 3.76m x 3.1m (12'4" x 10'2")

Dining Room - 4.95m x 2.9m (16'3" x 9'6")

WC - 1.27m x 0.91m (4'2" x 3'0")

Utility Room - 2.08m x 2.26m (6'10" x 7'5")

Dressing Room - 3.23m x 2.01m (10'7" x 6'7")

Bedroom One - 3.38m x 3.2m (11'1" x 10'6")

Ensuite - 1.85m x 0.97m (6'1" x 3'2")

Bedroom Two - 2.95m x 2.79m (9'8" x 9'2")

Bedroom Three - 2.95m x 2.79m (9'8" x 9'2")

Bedroom Four - 2.97m x 1.91m (9'9" x 6'3")

Bathroom - 2.29m x 1.75m (7'6" x 5'9")

EPC RATING : PENDING COUNCIL TAX: E

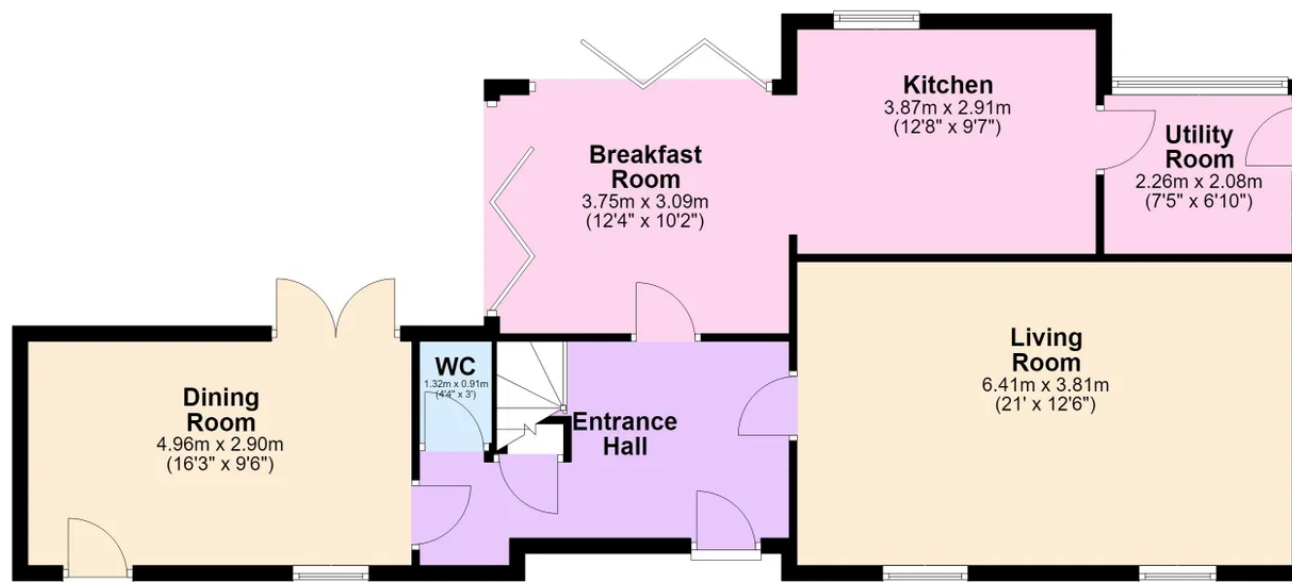
Tenure: Freehold





Ground Floor

Approx. 81.0 sq. metres (872.0 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.1 sq. feet)



Total area: approx. 141.5 sq. metres (1523.1 sq. feet)