OFFERS IN EXCESS OF

£500,000

Main Street

Kettering, NN14 3AS

In the picture postcard village of Slipton, Pepys Cottage is the very definition of a chocolate box home, a rare one off thatched cottage brimming with character, history and instant kerb appeal. Slipton itself is a wonderfully small rural parish with deep roots; historical records describe it as far back as the 1870s as a village of just 29 houses and a close knit community that still captures the peaceful, timeless feel of the area today. Behind its charming frontage, Pepys Cottage blends that storybook exterior with genuinely versatile accommodation, making it ideal for buyers seeking something truly special rather than more of the same. Arriving through a gated entrance, you're welcomed by ample off road parking to the front, a brilliant practical advantage for a period home, while the cottage's thatched roof and traditional styling set the tone immediately. The lifestyle offering continues outside, where the rear garden provides a real sense of calm: low maintenance, beautifully established with apple trees and mature shrubs, and finished with an inviting dining and entertaining area that feels made for long summer evenings, relaxed weekend lunches and hosting friends in a private, tranquil setting. A standout bonus is the detached garage with an office above, offering the perfect work from home setup, creative studio or hobby space, and for those thinking longer term, it also presents exciting potential to be transformed into an annexe, with shower and plumbing already connected, making it ideal for multi generational living, visiting family, or even a self contained guest suite, subject to any necessary consents. Altogether, Pepys Cottage is a home that delivers charm in abundance, but also backs it up with the flexibility modern buyers need, a unique village retreat with history at its heart and a layout that can evolve with you over time.

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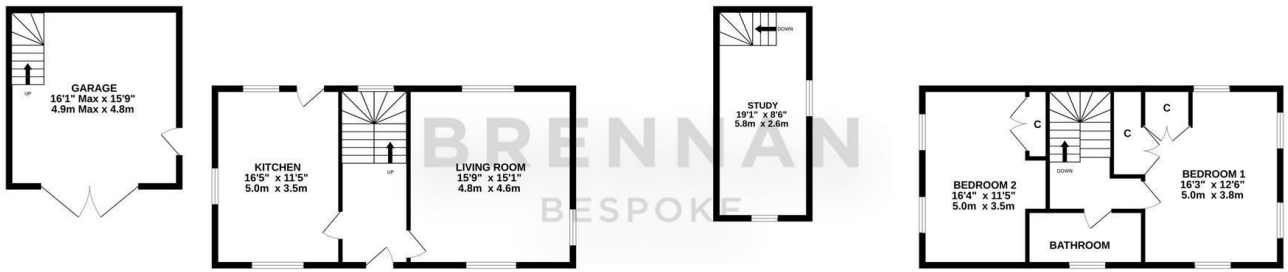
GROUND FLOOR
780 sq.ft. (72.4 sq.m.) approx.

FIRST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.5 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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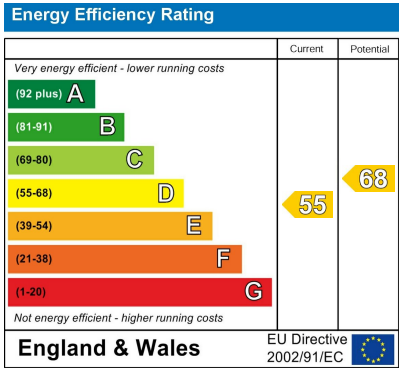
LOCAL AUTHORITY
East Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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