



St. Marys Hill

Woodnewton, PE8 5EF

Situated in the heart of the highly desirable village of Woodnewton, this attractive character cottage offers well-balanced accommodation across two floors, combining period charm with practical modern living. Set behind a generous gravel frontage providing ample off-road parking, the property enjoys an appealing cottage-style façade and a peaceful village setting.

£310,000

St. Marys Hill

Woodnewton, PE8 5EF



- Charming Terraced Character Cottage
- Spacious Living Room & Separate Dining Room
- Highly Desirable Village Location
- Two Double Bedrooms
- Mature Private Rear Garden with Patio Terrace
- Easy Access to Oundle, Stamford & Peterborough
- Approx. 891 sq ft (82.7 sq m) of Accommodation
- Ample Off-Road Parking to the Front
- Please see attached Key Facts for Buyers for Material Information Disclosures

Porch

5'5" x 5'4" (1.65m x 1.63m)

Dining Room

12'5" x 13'4" (3.78m x 4.06m)

Living Room

16'10" x 11'11" (5.13m x 3.63m)

Kitchen

8'10" x 13'3" (2.69m x 4.04m)

Landing

2'11" x 13'3" (0.89m x 4.04m)

Bedroom 1

10'7" x 13'3" (3.23m x 4.04m)

Bedroom 2

10'4" x 10'0" (3.15m x 3.05m)

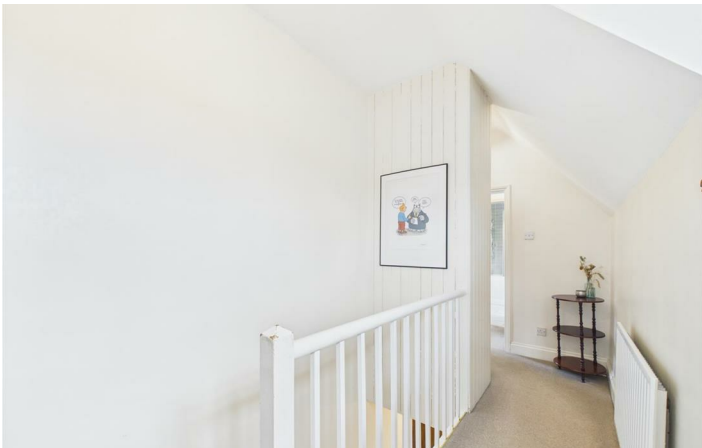
Family Bathroom

6'2" x 8'2" (1.88m x 2.49m)

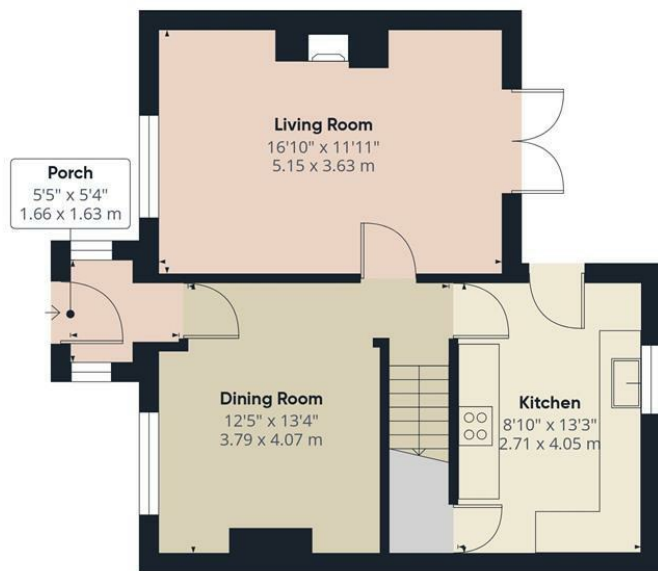


Directions

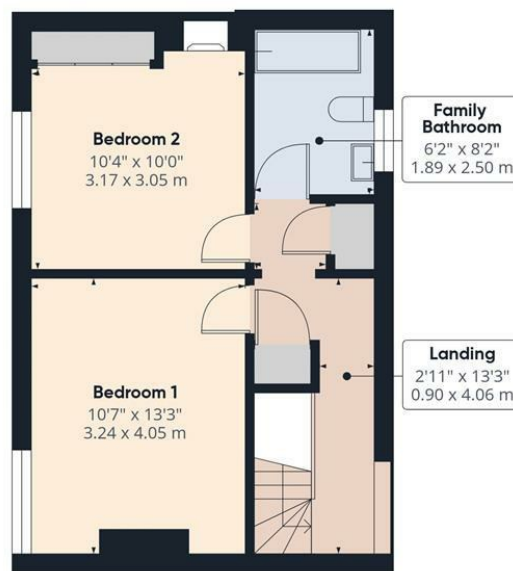
Please use postcode PE8 5EF for Sat-Nav assistance. Woodnewton is one of the area's most sought-after villages, surrounded by attractive Northamptonshire countryside and conveniently positioned for access to Oundle, Stamford and Peterborough. The village offers a welcoming community atmosphere, picturesque walks and excellent access to local amenities, schools and transport links, including direct rail services from Peterborough to London King's Cross.



Floor Plan



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 891 ft²
 82.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA

Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

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