



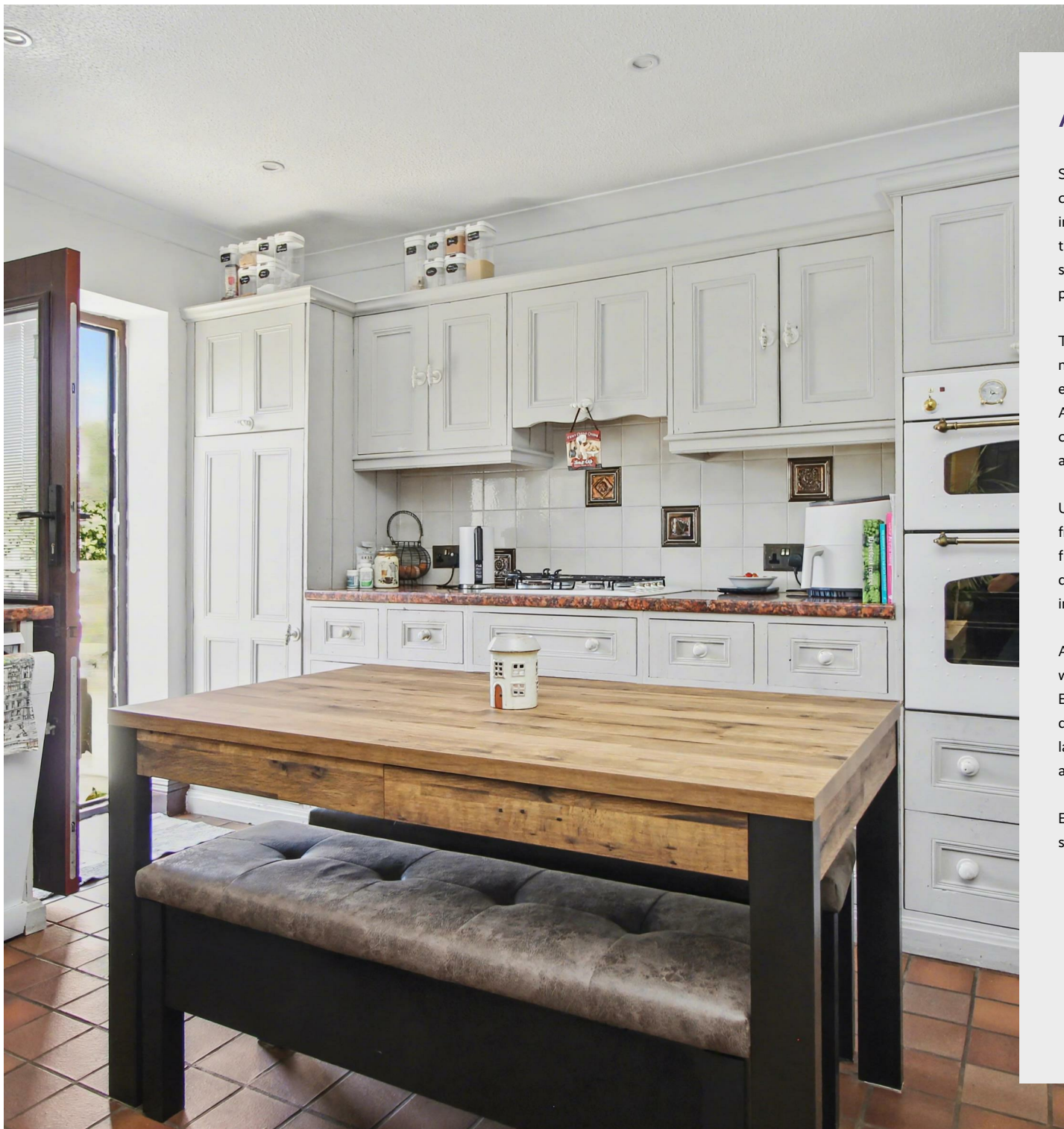
The Chestnuts Manor Farm Court
Titchmarsh, NN14 3EJ



Simpson & Partners

The Chestnuts Manor Farm Court

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About the Property

Situated in the highly sought-after village of Titchmarsh, this exceptional converted barn forms part of an exclusive development of just a handful of individually designed homes. Enjoying a delightful position within the village, the property is conveniently located within walking distance of the local school, shop, and traditional public house—offering both charm and practicality.

This beautifully presented home seamlessly blends character features with modern living. The ground floor accommodation comprises a welcoming entrance hall, cloakroom W/C, and a versatile study—ideal for home working. At the heart of the home is a well-appointed kitchen breakfast room, complemented by a separate utility room, along with a formal dining room and a spacious, inviting living room.

Upstairs, the property continues to impress. The principal bedroom benefits from dual-aspect views and a stylish en-suite shower room. There are two further generous double bedrooms, a fourth bedroom currently utilised as a dressing room, and a superb family bathroom featuring a four-piece suite, including an elegant roll-top bath.

A notable feature is the double garage, accessed directly from the main hall, which is currently arranged as a home gym—offering excellent flexibility. Externally, the property truly shines, with two distinct outdoor spaces: a sun-drenched courtyard to one side, perfect for relaxing or entertaining, and a larger main garden with mature planting and an expansive lawn. A carport is also located to the front of the garage.

Early viewing is highly recommended to fully appreciate the unique charm, space, and setting this wonderful home has to offer.

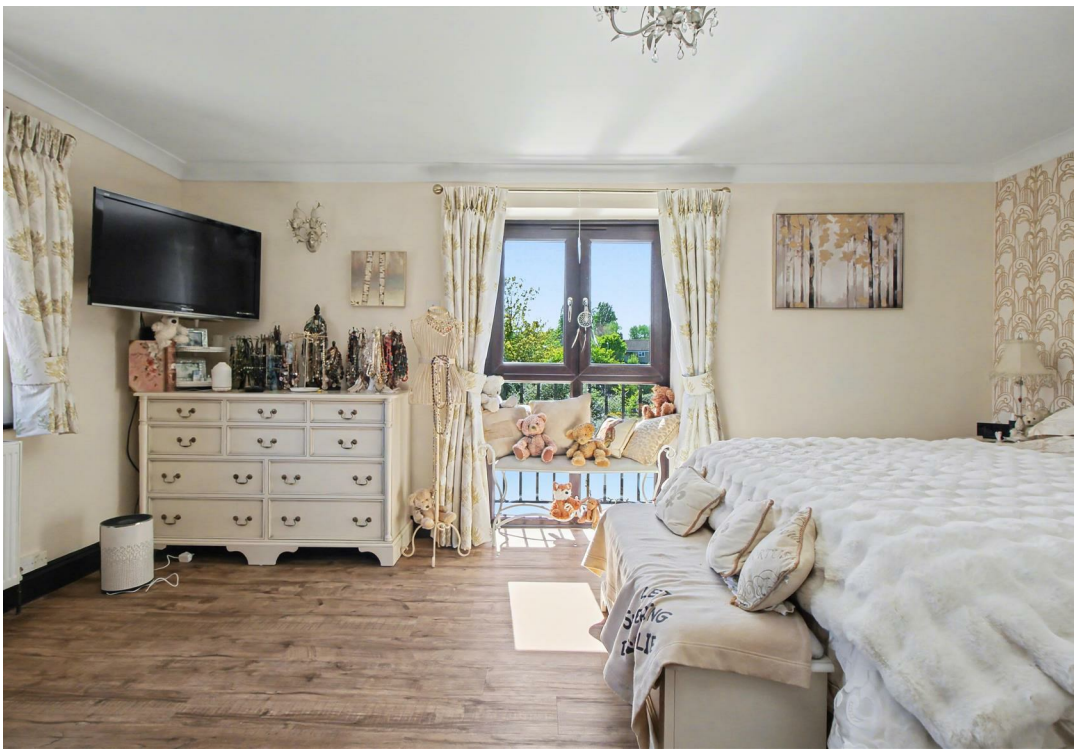
£525,000













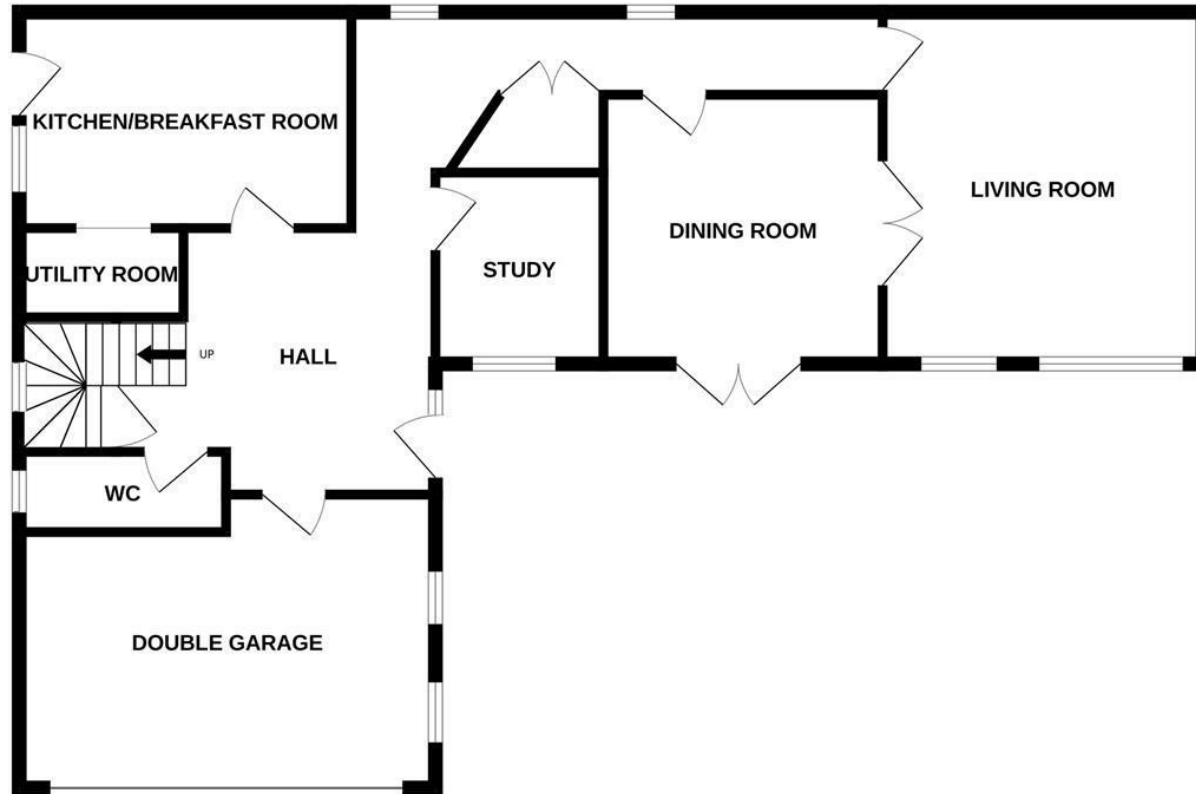


Energy Efficiency Rating

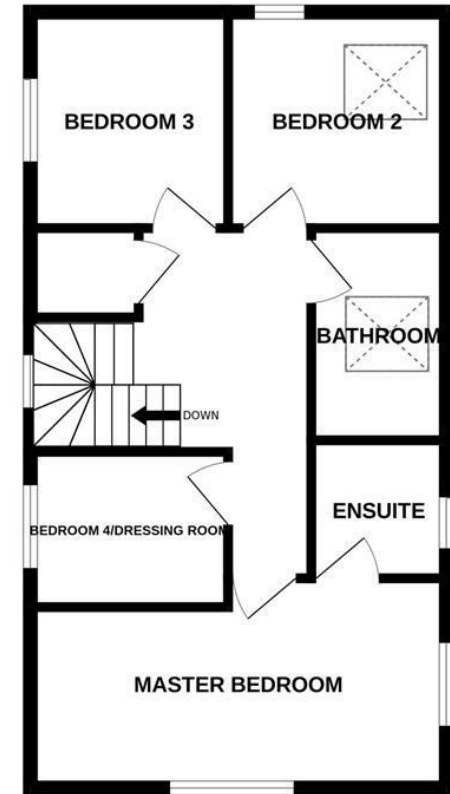
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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