

CHARLES ORLEBAR

Estate Agents & Auctioneers



5 Church Street, Woodford, NN14 4EX

Auction Guide £200,000



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5 Church Street

Woodford, NN14 4EX

- Immediate 'exchange of contracts' available
- Potential for offroad parking
- Potential to improve
- Countryside walks
- Being sold via 'Secure Sale'
- Church views
- 3 bedrooms
- Walking distance to pub

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A charming village home with stunning church views and excellent potential, offered with no onward chain.

Occupying a peaceful position in Woodford, this delightful property enjoys a beautiful outlook towards the village church, providing a quintessentially English village setting. Just a short stroll away lies the local pub, offering a warm community atmosphere, while the village shop caters to everyday needs — all within easy walking distance.

Woodford is surrounded by picturesque countryside and riverside walks, perfect for those who enjoy the outdoors and a slower pace of life. The nearby market towns of Thrapston and Raunds provide a variety of shops, cafés, and amenities, while Kettering offers wider facilities and mainline train services to London St Pancras in under an hour, making this an ideal location for commuters seeking rural charm with great connections.

The property itself presents excellent scope for improvement and modernisation, giving buyers the opportunity to create a home that reflects their own taste and lifestyle. There is also potential to create off-road parking (subject to the necessary consents), further enhancing the practicality and appeal of this characterful home.

Offered with no onward chain, this represents a rare opportunity to acquire a home in a highly desirable village setting — combining character, convenience, and future potential in equal measure

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Living Room	16'2" x 11'1" (4.94m x 3.37m)
Kitchen/Diner	16'2" x 10'9" (4.94m x 3.28m)
Bedroom 3	8'8" x 8'1" (2.63m x 2.46m)
Landing	
Bedroom 2	7'6" x 9'10" (2.28m x 3.00m)
Bedroom 1	11'6" x 10'0" (3.50m x 3.05m)
Bathroom	







Floor Plans



Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

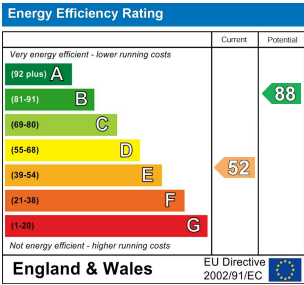
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph



Council Tax Band: B
North Northants

Tenure: Freehold