



23 Bridle Way
Cransley, NN14 1PT



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Rarely available is this superb three bedroom semi-detached cottage, a truly special home offering off road parking and the wonderful bonus of an additional allotment. Tucked away on the outskirts of the picturesque village of Cransley, the property enjoys stunning countryside views that change beautifully with every season, the kind of outlook that makes coming home a genuine pleasure.

Step inside and the cottage immediately charms. A welcoming entrance hall leads to a modern kitchen/dining room, thoughtfully fitted with built in appliances and offering plenty of space for relaxed family breakfasts or lively dinners with friends. The sitting room is centred around a feature fireplace that creates the perfect cosy focal point on cooler evenings, while French doors open directly onto your garden, flooding the space with natural light and blurring the line between indoors and out. An attractive archway leads gracefully through to the dining room, creating a wonderfully sociable flow throughout the ground floor.

On the first floor you will find three bedrooms, each offering comfortable and versatile accommodation ideal for families, guests or a home office, complemented by a modern three piece bathroom suite finished to a pleasing contemporary standard.

Outside is where this cottage really comes into its own. There is off road parking for two vehicles, along with an established mature garden that has been lovingly nurtured over the years, a peaceful retreat for summer entertaining or quiet mornings with a coffee. Best of all is the added advantage of your own allotment, a rare and highly sought after feature for anyone dreaming of growing their own fruit, vegetables and flowers, alternatively extra parking.

Combining period charm, modern comfort and an enviable semi-rural setting, this is a must see cottage rarely available on the outskirts of this beautiful village. Early viewing is very strongly recommended, opportunities like this simply do not come along often.

Price £325,000



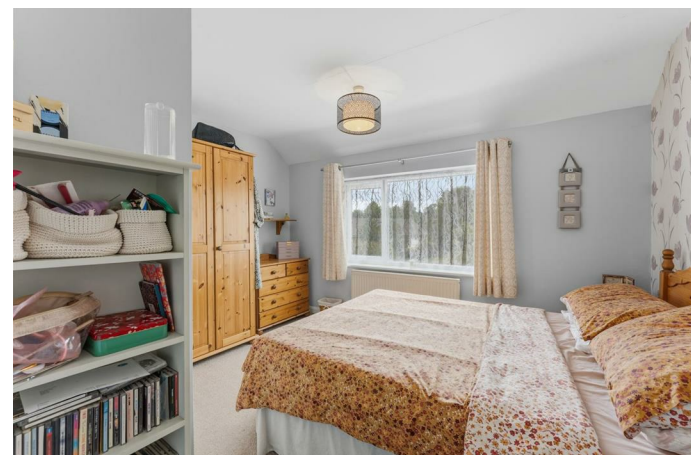
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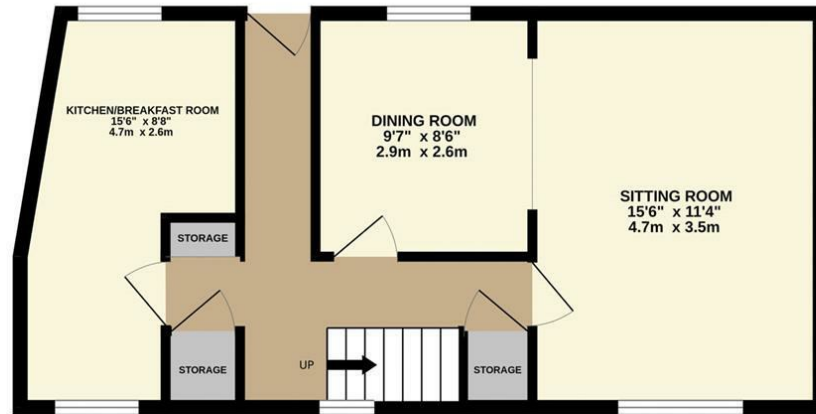


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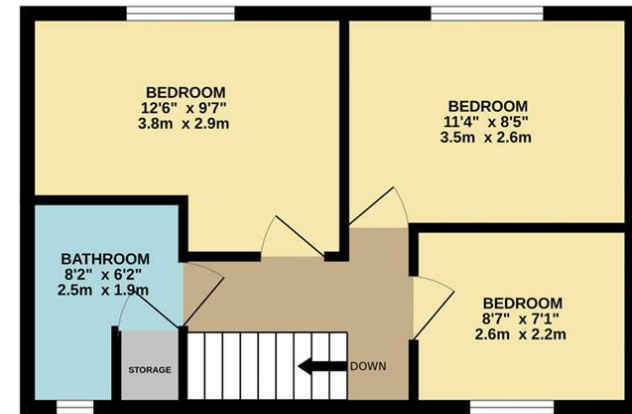


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GROUND FLOOR



1ST FLOOR



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



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