



Woodford Hill House Woodwell
Woodford, Northants NN14 4JD



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Stunning rural location with open fields views and lots of parking. This well presented detached home is situated in the sought after Hamlet of Woodwell on the outskirts of the village of Woodford. Stunning countryside walks are literally on your door step and local amenities available in the village of Woodford a short drive away. Offering ample off road parking and private gardens with far reaching open views across rolling countryside. Further benefits include four bedrooms, two bathrooms, two reception room and open plan kitchen. Enter the property via wooden porch into the family/dining room with feature fireplace and woodburning stove, doors leading through to: sitting room and opening to kitchen/breakfast room. The sitting room is a light and airy room with two sets of patio doors leading out to the rear garden and lovely feature fireplace. From the sitting room is a door to the formal hallway having stairs rising to the first floor and double doors leading through to the open plan kitchen. The kitchen is fitted with ample storage and inset Belfast sink, space for range cooker and space and plumbing for white goods, tiled flooring and space for American fridge/freezer, door to downstairs wc. To the first floor are four double bedrooms with the master affording dressing room with built in storage and en-suite shower room fitted with vanity storage and twin sinks, enclosed shower cubicle and wc. Further family bathroom fitted with a modern four piece suite comprising of bath, separate shower cubicle, vanity wash hand basin and low level wc, serving the remaining bedrooms. The gardens and plot are a particular feature of the property with large gravel driveway to the side providing ample parking. The gardens wrap around the side and rear with open countryside views, patio area and lawn with mature planting. Viewing is highly recommended to appreciate the location of this family home.

EPC Rating D

Council Tax Band C

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Price £485,000



Woodwell is a hamlet in North Northamptonshire, approximately 1 mile west of the village of Woodford. Set in beautiful rural countryside.



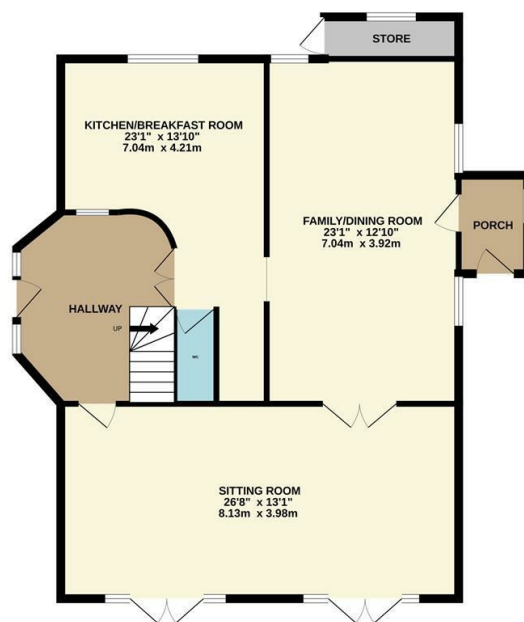
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Woodford is a small village with shop, pub, school, doctors etc. Lovely countryside walks and close to the market town of Thrapston offering many more facilities. The new Rushden Lakes development is approximately 20 minutes drive offering many recreational facilities to include, shops, restaurants, cinema and countryside walks. Kettering is approximately 15 minutes drive offering many services and train links to the capital in under an hour.



GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA: 2014 sq.ft. (187.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 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	
	62	78



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