



13 High Street
Kettering, NN14 3DF



Simpson & Partners

This stunning Grade II listed stone residence offers a rare opportunity to acquire a home of exceptional charm and character.

Situated in the picturesque village of Titchmarsh, this beautiful thatched property enjoys a peaceful setting within walking distance of the village school and the popular local pub, The Wheatsheaf. It also benefits from easy access to nearby market towns such as Thrapston and Oundle.

The accommodation blends period features with modern living. The spacious living room is enhanced by bifold doors opening onto the rear garden and boasts underfloor heating, creating an ideal space for relaxing and entertaining. The fitted kitchen/breakfast room features stylish quartz worktops, complemented by a utility room and cloakroom/WC. Further ground floor rooms include a dining room with an attractive stone floor, a study, and a versatile music or hobby room.

Upstairs, there are four well-proportioned double bedrooms. One enjoys en-suite access to the main family bathroom, while two others, including the principal bedroom, are served by a Jack and Jill bath and shower room. A fifth single bedroom offers flexibility for use as a nursery, dressing room or home office. The loft is fully boarded, providing excellent storage.

Outside, the property boasts a generous garden, partly laid to lawn with a substantial patio area ideal for outdoor entertaining. Additional features include a large shed/store, a stylish garden room, and off-road parking for multiple vehicles.

Early viewing is highly recommended to appreciate this exceptional home.

£850,000



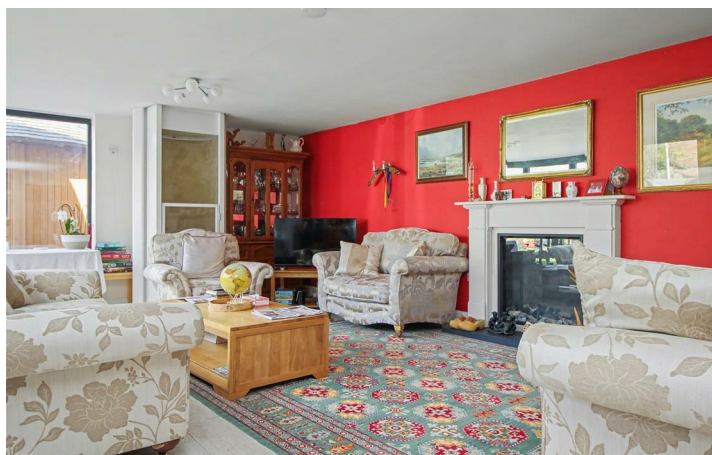
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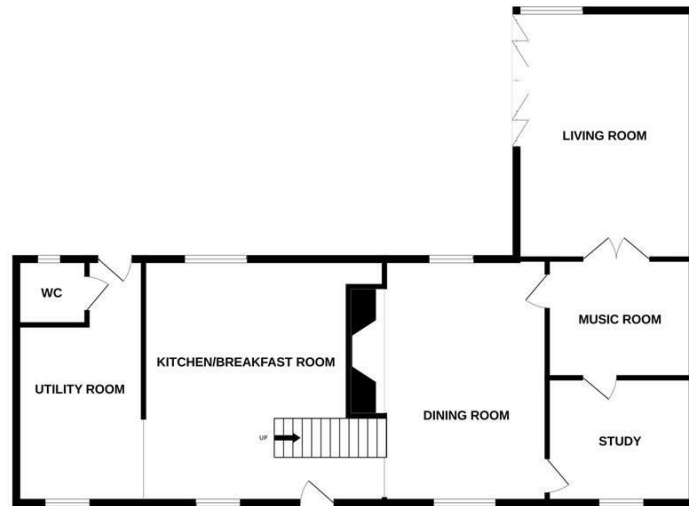
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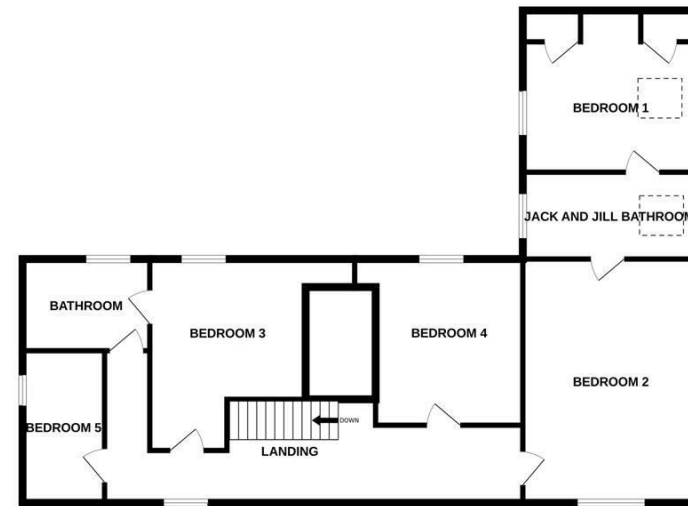
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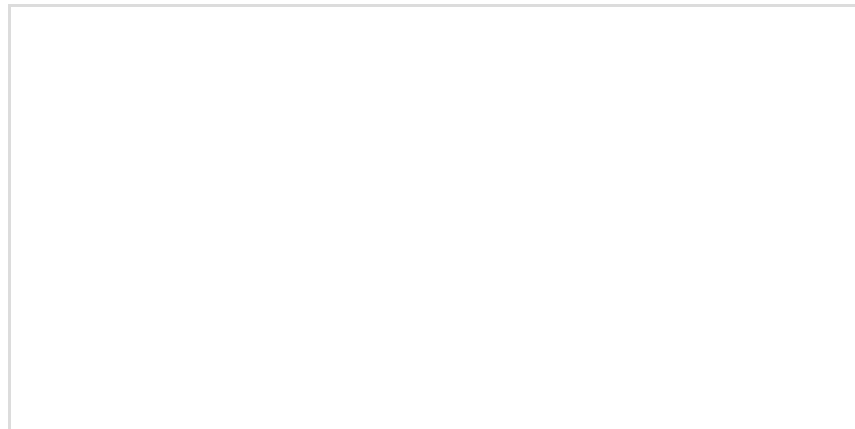
GROUND FLOOR



1ST FLOOR



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