



St. Marys Hill

Woodnewton, PE8 5EF

Situated in the heart of the highly desirable village of Woodnewton, this attractive character cottage offers well-balanced accommodation across two floors, combining period charm with practical modern living. Set behind a generous gravel frontage providing ample off-road parking, the property enjoys an appealing cottage-style façade and a peaceful village setting.

£310,000

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- Charming Terraced Character Cottage
- Two Double Bedrooms
- Approx. 891 sq ft (82.7 sq m) of Accommodation
- Spacious Living Room & Separate Dining Room
- Mature Private Rear Garden with Patio Terrace
- Ample Off-Road Parking to the Front
- Highly Desirable Village Location
- Easy Access to Oundle, Stamford & Peterborough
- Please see attached Key Facts for Buyers for Material Information Disclosures

Porch

5'5" x 5'4" (1.65m x 1.63m)

Bedroom 1

10'7" x 13'3" (3.23m x 4.04m)

Dining Room

12'5" x 13'4" (3.78m x 4.06m)

Bedroom 2

10'4" x 10'0" (3.15m x 3.05m)

Living Room

16'10" x 11'11" (5.13m x 3.63m)

Family Bathroom

6'2" x 8'2" (1.88m x 2.49m)

Kitchen

8'10" x 13'3" (2.69m x 4.04m)

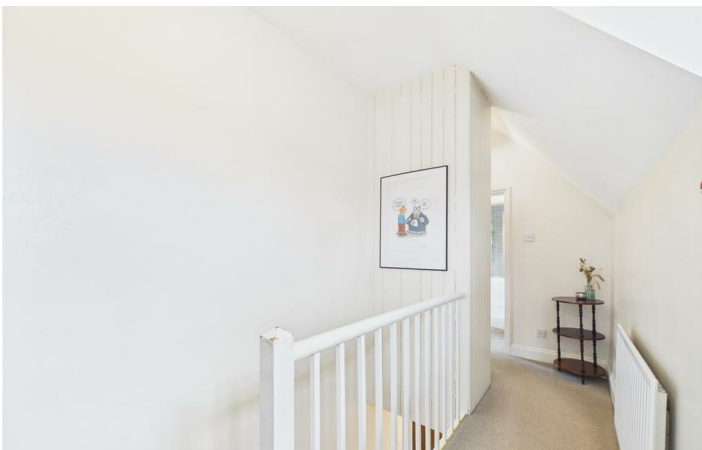
Landing

2'11" x 13'3" (0.89m x 4.04m)

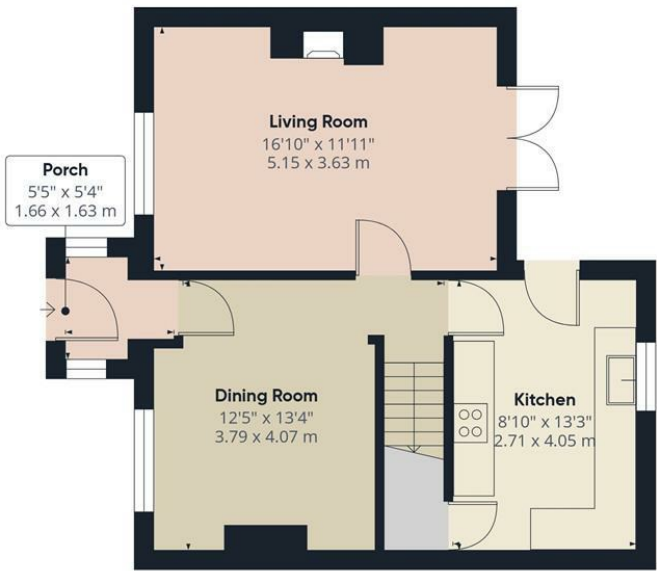


Directions

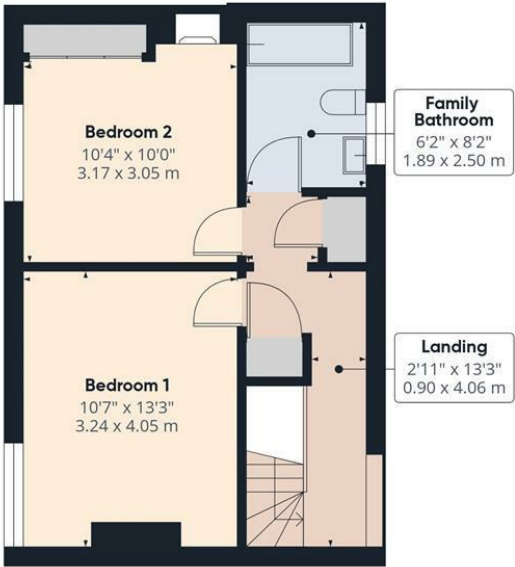
Please use postcode PE8 5EF for Sat-Nav assistance. Woodnewton is one of the area's most sought-after villages, surrounded by attractive Northamptonshire countryside and conveniently positioned for access to Oundle, Stamford and Peterborough. The village offers a welcoming community atmosphere, picturesque walks and excellent access to local amenities, schools and transport links, including direct rail services from Peterborough to London King's Cross.



Floor Plan



Ground Floor



Floor 1

Approximate total area¹⁾
891 ft²
82.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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