



19 High Street

Woodford, Northamptonshire NN14 4HE



**Simpson & Partners**

Occupying a delightful position in the highly desirable village of Woodford, this charming two-bedroom cottage offers an abundance of character and timeless appeal. Beautifully presented throughout, the property enjoys a convenient location within easy walking distance of the village primary school, local shop, and popular public house, while the market town of Thrapston is just a short drive away, providing a wider range of amenities. The accommodation is both spacious and versatile, featuring a generous living/dining room that creates a warm and welcoming heart to the home. The modern fitted kitchen/breakfast room is well-equipped and complemented by a practical utility area, while a contemporary shower room completes the ground floor accommodation.

To the first floor, there are two well-proportioned double bedrooms together with the main family bathroom, offering comfortable and flexible living space.

Externally, the property benefits from a low-maintenance rear garden, predominantly paved and perfectly suited to outdoor dining, entertaining, and relaxing. A particular feature is the substantial workshop/home office situated at the end of the garden, providing an ideal space for those working from home, pursuing hobbies, or requiring additional storage.

To the front of the property, off-road parking adds further convenience. Combining character, practicality, and a sought-after village setting, this delightful cottage is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Offers In Excess Of £225,000



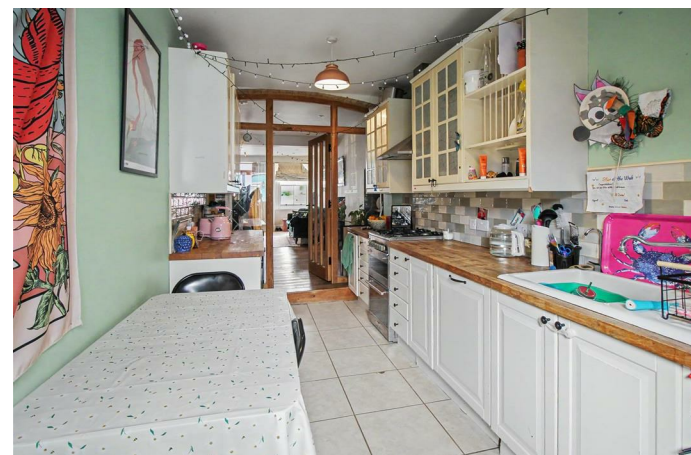
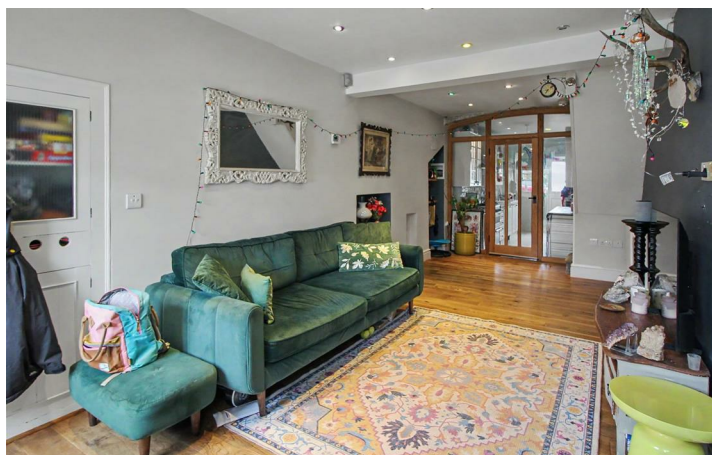
2



2



1





GROUND FLOOR  
APPROX. FLOOR  
AREA 391 SQ.FT.  
(36.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

We have made every attempt to ensure the accuracy of the floor plan contained herein. Measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as a guide by the prospective purchaser. The services, systems and appliances shown herein may not be fitted 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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