



PARK COTTAGE

SOUTHWICK | PE8 5BL

£549,950

Woodford & Co.

PROPERTY CONSULTANTS & AUCTIONEERS

Park Cottage, Main Street, Southwick, Northamptonshire, PE8 5BL.

Hall | Sitting Room | Dining Room | Study | Kitchen/ Breakfast Room | Utility / WC

Landing | Master Bedroom Suite | Two Further Double Bedrooms | Jack & Jill Bathroom

Double Garage & Workshop | Greenhouse | Wonderful Garden with Rural Views

Location: Southwick is a small, rural village which evolved around Southwick Hall, a stunning medieval manor house that is open to the public several days each year. There is evidence of a Saxon settlement in the village. The church of St Mary The Virgin stands at the entrance to the village and the Shuckburgh Arms public house is along the road. There are footpaths and bridleways leading from the village to the gently rolling countryside and woodland, part of Rockingham Forest. Oundle lies about three miles to the South and offers a range of traditional, family run shops, businesses and restaurants set around the historic market place. There are good leisure facilities, including galleries, a museum and a theatre. The town and local villages offer a choice of private and state schooling. Peterborough lies about 13 miles away and offers extensive shopping and leisure facilities as well as main line rail travel with journey times to London King's Cross of approximately 50 minutes.

The Property: Believed to date from around 1750, Park Cottage was formerly three cottages, known as Park Farm, belonging to the Southwick estate. The cottages were knocked into one comfortable house during the early 1970's. Since then, the property has been sympathetically modernised and extended, blending traditional materials and craftsmanship with contemporary fittings. New, timber, double glazed windows have been installed and the roof was re-thatched in Norfolk reed in 2000. The versatile accommodation is set over two floors and offers comfortable well-appointed space.

The ground floor is entered via an oak door into a porch which in turn leads through to a tiled reception area. The sitting room is set to one side and the dining room to the other. Each room has reclaimed oak floor boards, exposed beams to the ceilings and fireplaces housing wood-burning stoves. The sitting room has west facing French doors opening to the garden. A door leads through to a good sized study which is fitted with shelving and has served as an occasional fourth bedroom from time to time. The kitchen is set beyond the dining room and is a large practical room fitted with a range of units and with an Aga set within the inglenook. An electric oven and hob are also installed, allowing the Aga to be turned off in the summer months. There is ample space for a farmhouse table and chairs. Windows over-look the garden and a stable door provides direct access to the outside. A useful utility room / WC is set beyond the kitchen and provides great space for all the appliances as well as ample storage for coats, boots and bags.

The first floor is approached via stairs from the entrance. The landing provides access to each of the three bedrooms. There is a range of wardrobes and cupboards fitted along the landing. The master bedroom is a superb size and enjoys windows to the east and west. A door leads through to the en suite bathroom, fitted with wash basin, P shaped bath with shower above and WC. The second bedroom has two



south facing windows over-looking the garden and fields beyond. A door leads into the well-appointed Jack and Jill bathroom which is shared with the third bedroom. The beautiful grounds extend to approximately 0.23 acres and back on to the adjoining fields. A driveway provides ample parking and leads to a double garage which has been recently constructed in reclaimed brick and pan tiles. The main garden area captures the southerly and westerly sunshine. There is a large lawned area with beautifully stocked flower and shrub beds at differing levels. The terrace is west facing and set beside the French doors from the sitting room. The garden is enclosed by attractive walling with espaliered fruit trees facing south. There are views to the south over the neighbouring fields.



Services: Mains water & electricity. Private drainage. Oil-fired heating.

Council Tax:

Energy Performance Rating: D

Tenure: Freehold

Local Authority: East Northants Council. Tel: 01832 742000.

Viewing: Strictly by appointment with the agent Woodford & Co 01832 274732.



Note: Woodford & Co for themselves and for the Vendors of this property, whose agents they are, give notice that:

1.The particulars are intended to give fair and substantially correct description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

2.All descriptions, dimensions, areas, references to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

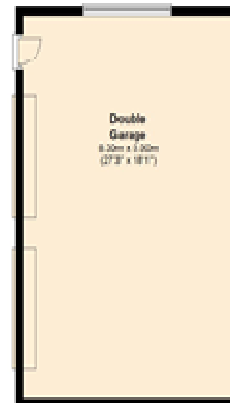
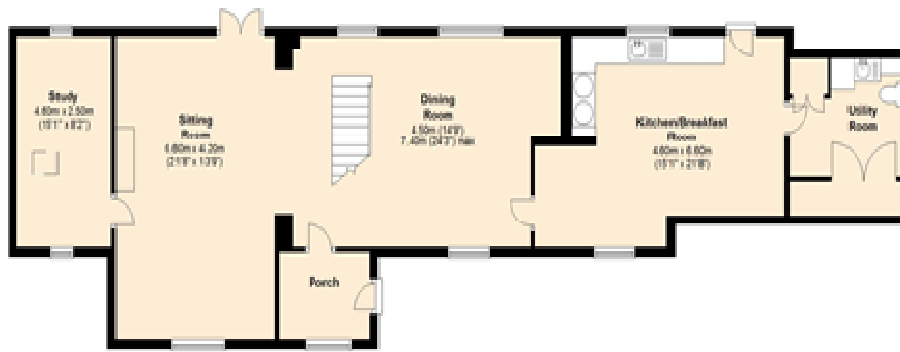
3.No person in the employment of Woodford & Co has any authority to make or give any representations or warranty whatever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor;

4.No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.



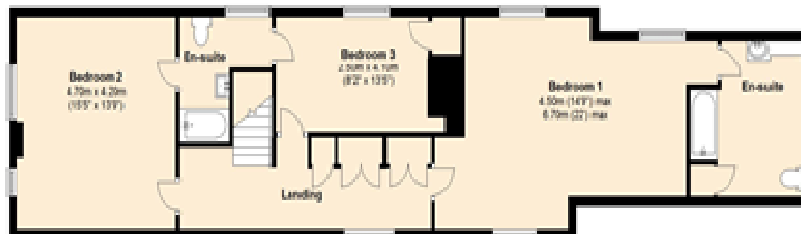
Ground Floor

Approx. 184.8 sq. metres (1770.4 sq. feet)



First Floor

Approx. 66.0 sq. metres (693.7 sq. feet)



Total area: approx. 250.8 sq. metres (2721.1 sq. feet)

Woodford & Co.

PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ.

T 01832 274732 E info@woodfordandco.com

and in Mayfair at Cashel House, 15 Thayer Street, London, W1U 3JT.