



**NEWTON**  
FALLOWELL

**Mill Lane, Yarwell Mill**

Yarwell, Northamptonshire, PE8 6ET

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### £230,000 Leasehold

**\*PART EXCHANGE CONSIDERED\***

The Woburn is a pure luxury lodge for over 55's with a striking exterior, complemented with feature cladding to emphasise its modern angular shapes. This ex show home is of the highest standard and situated on a popular area of Yarwell Mill, thanks to its one-way road in, field views to the rear and waters view to the front. It incorporates a well-designed open plan kitchen/diner, light and airy living room due to its cathedral style windows, two double bedrooms, en suite to master and the gorgeous three-piece bathroom. Current owners have also added Air conditioning units in the living room and main bedroom for extra comfort.

An intelligent floor plan maximises the use of space, particularly in the living area offering a spacious lounge with an abundance of natural light, a modern kitchen/diner with a contemporary open plan and array of units and integrated appliances.

Through into the main bedroom, a stylish double bed sits central to the room and still hosts plenty of space for wardrobes and chests of drawers. The main bedroom also features a walk-in wardrobe and its own three-piece en suite shower room - Pure luxury!

Completing this stunning lodge is a further double bedroom with built in wardrobes, a gorgeous, seated bay with beautiful views over open countryside and a separate luxurious modern bathroom for those relaxing moments when you just want to switch off, relax, and soak in a warm bath under candlelit alcoves.

Outside to the front a block paved driveway offers off road parking for two vehicles. A raised patio seating area to the side of the lodge and a wraparound garden, mainly lawn with a few lovely borders and a handy shed.

If you are looking for a luxury lodge that will see guests coming back time and time again, the Woburn may just be the lodge you have been looking for, especially with its glorious sunset views over the fields.



**Entrance hall**

6'3 x 4'10 (1.91m x 1.47m)

**Living room**

16'1 x 13'2 (4.90m x 4.01m)

**Kitchen diner**

12'5 narrowing 9'10 x 19'5 (3.78m narrowing 3.00m x 5.92m)

**Utility**

7'2 x 6 (2.18m x 1.83m)

**Hallway**

7'7 x 2'11 (2.31m x 0.89m)

**Bedroom one**

12 x 9'1 (3.66m x 2.77m)

**En suite**

6'4 x 5'3 (1.93m x 1.60m)

**Bedroom two**

9'8 narrowing 8'7 x 9'5 (2.95m narrowing 2.62m x 2.87m)

**Bathroom**

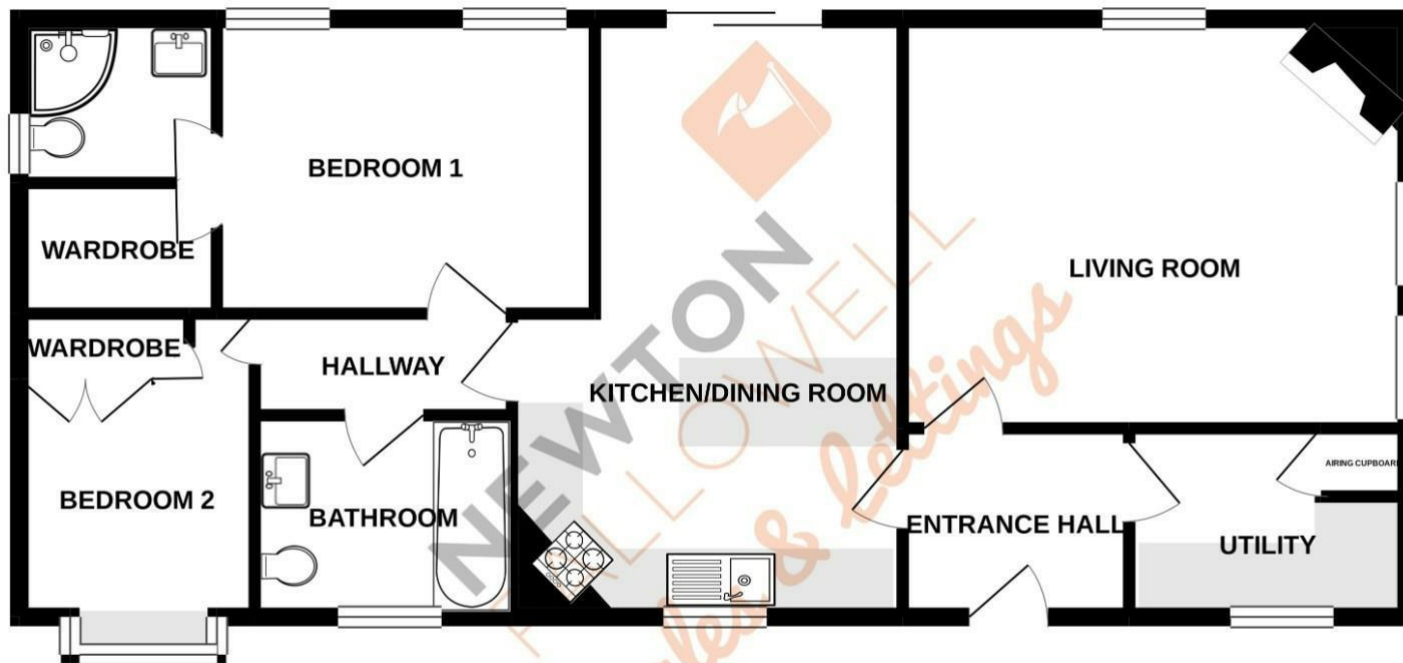
8'3 x 6'5 (2.51m x 1.96m)



- The Woburn Stately Albion
- A luxury two bedroom lodge
- Glorious sunsetting views over the fields to the rear
- Light and airy living room with cathedral style windows and feature fireplace
- Open plan kitchen diner with modern units
- Two double bedrooms both with built in wardobes
- Luxury main bathroom and ensuite to bedroom one
- EPC - N/A
- Fantastic Air conditioning units in the living room and main bedroom
- Off road parking for two vehicles



## GROUND FLOOR 829 sq.ft. (77.0 sq.m.) approx.



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TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

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**NEWTON  
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t: 01780 754530

e: [stamford@newtonfallowell.co.uk](mailto:stamford@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

