

Woodford Road  
Little Addington  
NN14 4BA

£900,000



OSCAR JAMES

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# FLOOR PLANS



Total area: approx. 157.3 sq. metres (1693.2 sq. feet)  
Meadow View, Woodford Road, Little Addington



## AT A GLANCE...



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# WHAT'S GREAT?

**\*\*EQUESTRIAN FACILITY\*\*** Two detached dwellings nestled in a tranquil countryside setting and set in circa 5 acres of grounds/paddocks with a stable yard.

"Meadow View", a modern four-bedroom family home, accompanied by a self-contained two-bedroom annexe.

The property is approached via a gated private driveway and dwarf-wall enclosed front garden, met by extensive off-road parking to the rear of the property.

There are four stables to the main yard with a further two stables adjacent, and to the North of this are four paddocks where high-quality fencing has been installed within the last 18 months.

Little Addington is an abundant countryside village in Northamptonshire, offering a variety of beautiful Nene Valley walks and excellent hacking and bridleway routes right on your doorstep.

There is a well-renowned village pub, 'The Bell', and a great primary school in the next village. For

commuters, the A45, A6 and A14 are all within easy access to the village, and brilliant amenities in the immediate surrounding villages and towns, to include: shops, eateries, doctors, dentists, and schools for all ages.

The annex was constructed in 2017 to a very high standard, and offers approximately 1,000 sq. ft of well-appointed living accommodation over one floor.

The accommodation comprises a spacious entrance hall, a fully-fitted kitchen with high-quality appliances and beautiful views overlooking open countryside, a sizeable living/dining room with double French doors to the veranda, utility room housing 'Ideal' central heating boiler and with plumbing for appliances, a large double bedroom with bespoke fitted bedroom furniture, another double bedroom with built-in double wardrobes, and a substantial contemporary shower room.

There is a loft hatch to the second bedroom which has a pull-down ladder and is part boarded with light. The veranda to the rear of the annex has been positioned to offer a wonderful panoramic view over the Nene Valley.

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# SELLER'S SECRET



Why we like it....

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To buy or not to buy....

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