

14 Polopit
Titchmarsh
NN14 3DL

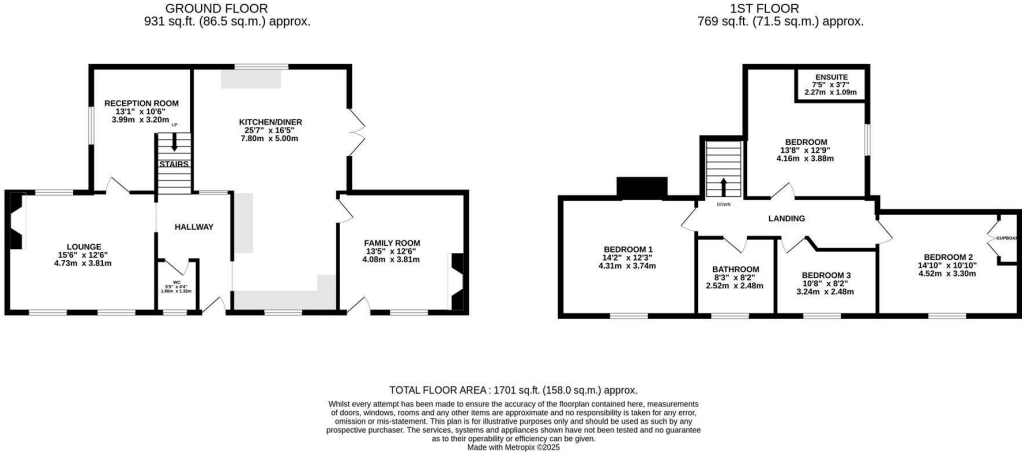
£600,000 (offers over)



OSCAR JAMES

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FLOOR PLANS



AT A GLANCE...



Good Size Lounge with Log Burner
& 2 Other Reception Rooms



Extended Kitchen Diner with
Integrated Appliances



4 Bedrooms. 3 Double Bedrooms
with Ensuite to the Master & Large
Single Bedrooms



Ensuite to Master Bedroom, 4-
Piece Family Bathroom &
Downstairs W/C



Wrap Around Garden. Plot Size of
Just Under Half an Acre



Off Road Parking and Double
Garage



WHAT'S GREAT?

Nestled within the highly desirable village of Titchmarsh, this beautifully presented four-bedroom detached cottage combines character, privacy, and modern living. Occupying a plot of just under half an acre, the property has been thoughtfully double-storey extended and enjoys a picturesque setting behind a charming stone wall with gated entrance. With ample off-road parking, a double garage, and wrap-around gardens, this is an exceptional family home.

Inside, a welcoming hallway leads to the heart of the home: an extended open-plan kitchen/diner, featuring a blend of stone and solid oak worktops, integrated appliances, a movable central island, and space for a large dining table. The stone flooring adds to the character, while French doors offer wonderful views of the gardens. Off the kitchen, a versatile snug or formal dining room provides additional living space. The main lounge is generously sized and centres around a cosy log burner, with a further reception room leading off it – perfect as a study, playroom,

or second sitting room. The W/C completes the impressive ground floor

Upstairs, the accommodation includes four well-proportioned bedrooms. The extended master benefits from its own en-suite, while two further doubles and a good-sized single are served by a stylish four-piece family bathroom, complete with freestanding bath and separate shower.

The wrap-around gardens are a true highlight, offering a tranquil and private setting. Beautifully landscaped with mature plants, shrubs, and trees, the outdoor space also includes two sheds and a large summerhouse with power – ideal as a home office, studio, or hobby room.

With its blend of character features, generous accommodation, and an enviable plot, this cottage offers a rare opportunity to secure a private village retreat in Titchmarsh.

...expect excellence



SELLER'S SECRET

The house been amazing! The only thing we have enjoyed more than the house is the village. Everyone is so friendly, great community spirit and surrounded by beautiful nature. We will be as equally sad leaving the house and the village



Why we like it....

Normally with something of this character there will be a compromise. No parking, no garage, courtyard garden, no ensuite, overlooked garden..... However, this property boasts all the modern amendments other houses has to offer, while still keeping all the original character. It truly is a special home, you MUST come and see

OSCAR JAMES

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To buy or not to buy....
