

Brook House
Woodford Road
Great Addington
NN14 4BS

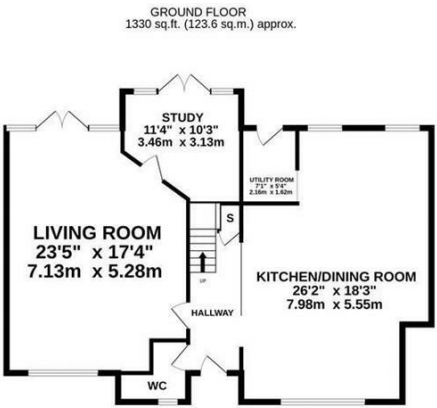
£650,000



OSCAR JAMES

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FLOOR PLANS



TOTAL FLOOR AREA : 2020 sq.ft. (187.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Three receptions rooms



Modern fitted kitchen/diner room



Four bedrooms



Family bathroom, en-suite to master and ground floor WC



Magnificent rear garden



Double detached garage and a sweeping driveway for additional parking



WHAT'S GREAT?

Nestled in the serene village setting of Great Addington, Northamptonshire, this DETACHED house on Woodford Road is a true gem waiting to be discovered. Boasting three spacious reception rooms, four bedrooms, and three bathrooms, this property offers ample space for comfortable living.

One of the standout features of this property is the fantastic kitchen family room, perfect for entertaining guests or simply enjoying a cozy night in. The exposed beams throughout the house add character and charm, creating a warm and inviting atmosphere.

As you step inside, you'll be greeted by an inviting hallway providing access to the aforementioned kitchen/family room which is dual aspect, enjoying plenty of natural light. A feature island with breakfast bar takes centre piece here, in addition to further base and eye level units storage is plentiful and includes built in appliances and space for further white goods can be found in the utility room.

The large lounge boasts an inglenook fireplace, adding a touch of traditional elegance to the

home and making a stunning focal point. You will also find a further reception, currently used as a study and lastly a WC completes the ground floor.

Upstairs are four bedrooms, each benefitting from built in storage and the master has the added bonus of a four piece shower room suite.

Parking will never be an issue with space for several vehicles on the sweeping driveway AND a detached double garage complete with power and lighting.

The property sits on approximately 3/4 acre, with a magnificent garden that offers panoramic views of the picturesque countryside. The garden is fully enclosed, is well cared for and established. You'll find a stream to the bottom of the garden, gently flowing through providing a tranquil escape from the hustle and bustle of everyday life. The garden is a true show stopper and enjoys a high degree of privacy.

Don't miss out on the opportunity to make this stunning property your new home-sweet-home!

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SELLER'S SECRET

We have loved our home and we'll particularly miss the orchard in the lower part of our garden which is also a mini nature reserve. We have worked hard to be 'at one with nature' with no chemicals applied and bat & owl boxes have been also put up. We have Red Kites nesting and truly believe that this garden will be a haven for anyone else who enjoys the outdoors like we do!



Why we like it....

A rare opportunity to purchase a village home on an enviable plot. Internally the property is brimming with character and charm inside, high interest is anticipated so call us quickly to book your viewing appointment to avoid missing out!

OSCAR JAMES

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To buy or not to buy....
