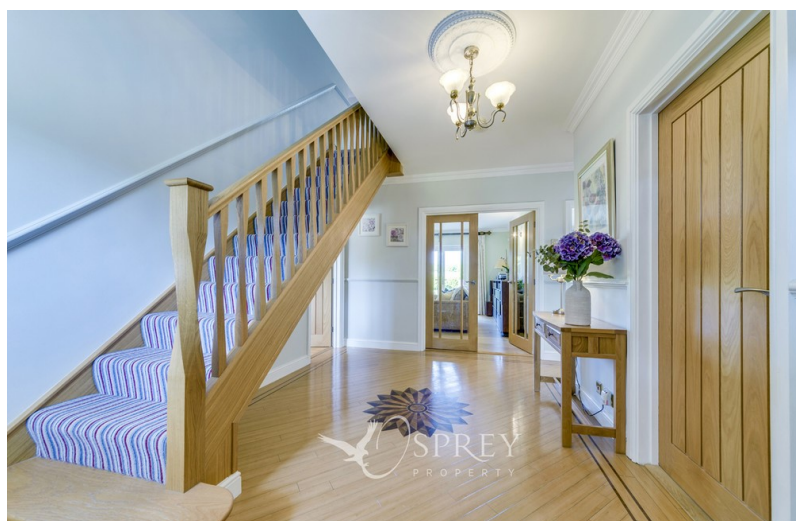




Mill Lane, Cotterstock
Offers In Region Of £1,275,000





A fabulous stone-built family home in a prestigious cul-de-sac of just 5 properties of similar ilk that were individually crafted in 1998. Positioned on a third of an acre plot and offering in excess of 3000sq ft of internal accommodation over two floors, giving flexible living and a stunning west-facing garden to the rear with several seating areas and far-reaching open views. This private garden has been lovingly tended with an enviable lawn, corner pergola and several Indian Sandstone seating areas. An established frontage has a block paved drive with room for six cars as well as a double garage.

Internal specification is of a very high standard with Amtico flooring with inlaid pattern and a Neville Johnson staircase in the entrance, new Villeroy Boch bathrooms with Aqualisa showers in the last two years, Morso woodburner, solid oak kitchen worksurfaces with Corian sink, new doors on the double garage and replacement double glazing still under warranty.

The accommodation consists of an entrance hall, study, cloakroom, sitting room, games room, family room, kitchen dining room, utility, workroom/gym, conservatory, five double bedrooms, two with en-suites and a family bathroom.

Perfectly positioned in a beautiful Northamptonshire village just 1 mile from Oundle, a historic market town close to the River Nene. Cotterstock is a small parish in the heart of the countryside with easy access to river walks.





ENTRANCE HALL 16' 4" x 9' 8" (4.98m x 2.95m)

LIVING ROOM 18' 7" x 22' 11" (5.66m x 6.99m)

KITCHEN/DINING ROOM 13' 5" x 22' 1" (4.09m x 6.73m)

FAMILY ROOM 19' x 12' 2" (5.79m x 3.71m)

STUDY 11' 1" x 13' 3" (3.38m x 4.04m)

GAMES ROOM 13' 1" x 12' 10" (3.99m x 3.91m)

CONSERVATORY 12' 9" x 12' 11" (3.89m x 3.94m)

UTILITY ROOM 10' 6" x 6' 9" (3.2m x 2.06m)

GYM 17' 4" x 9' 6" (5.28m x 2.9m)

CLOAKROOM 7' 3" x 3' 7" (2.21m x 1.09m)

BEDROOM ONE 13' 5" x 17' 4" (4.09m x 5.28m)







ENSUITE 11' 5" x 9' 6" (3.48m x 2.9m)

BEDROOM TWO 16' 3" x 11' 10" (4.95m x 3.61m)

ENSUITE 8' x 11' 10" (2.44m x 3.61m)

BEDROOM THREE 16' 4" x 13' 5" (4.98m x 4.09m)

BEDROOM FOUR 11' 5" x 13' 5" (3.48m x 4.09m)

BEDROOM FIVE 9' 5" x 9' 10" (2.87m x 3m)

STORAGE

BATHROOM 9' 5" x 11' 1" (2.87m x 3.38m)

EXTERIOR

DOUBLE GARAGE 26' 8" x 17' 3" (8.13m x 5.26m)

OFF ROAD PARKING

GARDENS

Cotterstock is perfectly located for easy access to Peterborough train station just 25 minutes away and good road links in all directions. The A605 links the A1 at Peterborough with the A14 at Thrapston to the south. There is also good access to Corby train station with regular fast trains to London arriving within the hour.

The village is a small development of less than 70 properties and has an adopted Local Plan lodged with East Northamptonshire to ensure significant development does not take place; it has therefore been categorised as a Restricted Infill Settlement.

Oundle has a thriving Thursday market every week and Farmer's Market once a month. Independent shops and restaurants for all tastes are on offer as well as a choice of public houses, The Stahl Theatre, a recreation centre, doctor's surgery, library, post office, chemist, galleries, antique shops and much more. Barnwell Country Park provides the whole family with walks and a café.

Tenure: Freehold

Oil Central Heating

Septic Tank

Council Tax: Band G





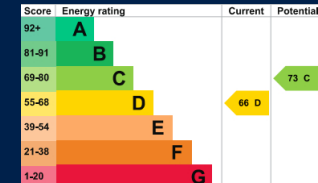
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Total area: approx. 361.6 sq. metres (3894.9 sq. feet)
 Plans for illustration purposes only and may not be representative of the property. Plans not to scale. Plan produced by M.H. Hoyle
 Plan production by M.H. Hoyle



An executive family home set on a third of an acre plot with rural views to the rear. Positioned in a small cul-de-sac of similar properties that rarely come to the market. A high specification property with delightful gardens and flexible accommodation.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements