



£425,000 | Freehold

West Street, Oundle PE8 4EF





Key Features & Description

- Town Centre Location
- Three Reception Rooms
- Four Double Bedrooms
- South Facing Courtyard
- Original Period Charm Throughout
- Cellar for Storage
- Character Cottage
- Grade II Listed
- EPC Rating To be confirmed | Council Tax Band C
- Gas Central Heating

Formerly a sweet shop, this charming and spacious four-bedroom cottage offers three reception rooms, a courtyard garden, and character features throughout.

Upon entering, you're welcomed by a porch that leads into the first reception room - an ideal space for entertaining. A rear hallway takes you to the sitting room, where a marble fireplace serves as the focal point, complemented by full-length shutters and a sash window. The kitchen features a full-size gas range cooker with a double electric oven, a sash window, a large built-in pantry cupboard, and a convenient serving hatch. The third reception room is a flexible space, perfect for use as a study, gym, utility, or storage area.

Upstairs, you'll find four generously sized double bedrooms, two featuring decorative fireplaces and exposed wooden floorboards. A family bathroom, fitted with a new shower pump, completes this level. The landing is bright and airy, featuring a radius window and new carpets throughout.

The property also benefits from a cellar, providing additional storage space.

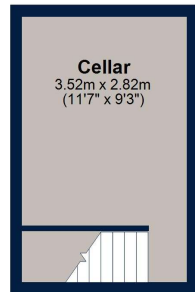
Outside, you'll find a private courtyard garden and an external cloakroom.

Centrally located in the heart of Oundle's market town and offered with no forward chain.



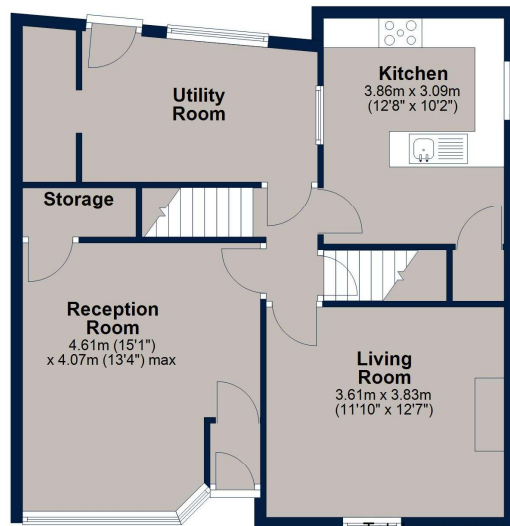
Basement

Approx. 12.7 sq. metres (136.2 sq. feet)



Ground Floor

Approx. 67.6 sq. metres (728.0 sq. feet)

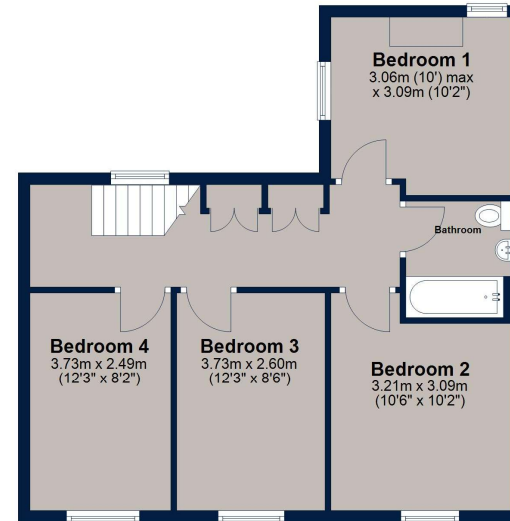


Total area: approx. 135.7 sq. metres (1460.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

First Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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