



Offers in the region of £395,000 | Freehold

Benefield Road, Oundle, PE8 4EU







## Key Features & Description

- Stunning Presentation
- Three Bedrooms
- Downstairs Cloakroom
- Front and Rear Gardens
- New Windows, Doors, Kitchen and Bathrooms
- Multi-Fuel Stove in Living Room
- No Forward Chain
- EPC Rating EPC Exempt | Council Tax Band B
- Gas Central Heating
- Grade II Listed

A delightful three-bedroom cottage that has been thoughtfully refurbished by the current owners to include new windows and doors, new kitchen with integrated appliances, new bathrooms, new boiler and a recently completed built in study (former bedroom).

Situated a short distance from the centre of Oundle, this beautiful property consists of a living room with multi-fuel burner, a kitchen breakfast room and a downstairs cloakroom.

The first floor has a stunning four-piece bathroom with claw-foot bath and separate shower cubicle, a double bedroom and the third size bedroom has been fitted with study furniture. On the second floor is a good-sized double bedroom with built in wardrobes and far-reaching views at the front.

There is a small garden frontage with picket fencing to the entrance and to the rear is a good-sized rear garden with a shed, patio area under an arbour and raised sleeper beds. This peaceful space is not overlooked and has Herons Wood beyond.

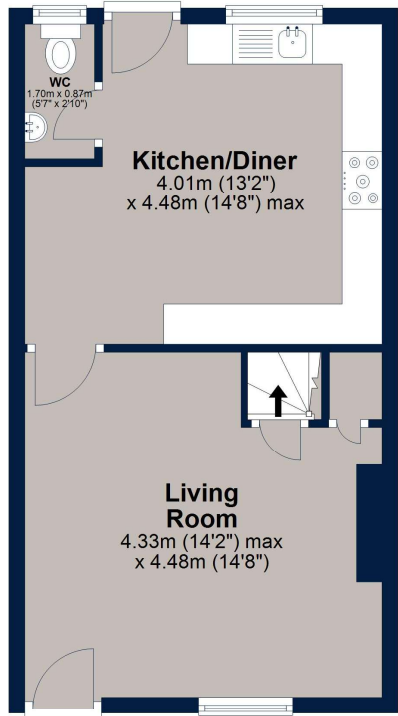






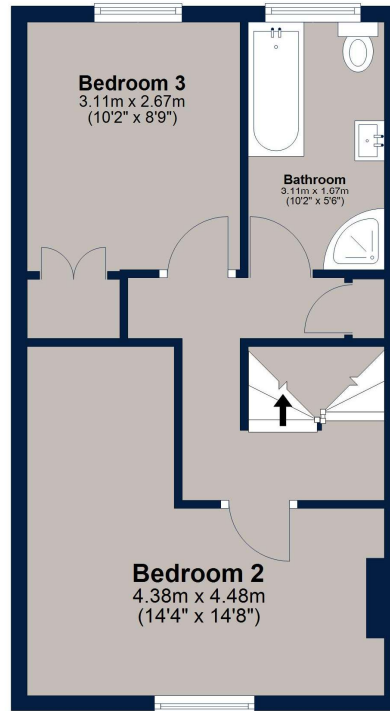
### Ground Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



### First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



### Second Floor

Approx. 19.3 sq. metres (208.3 sq. feet)



Total area: approx. 94.9 sq. metres (1021.8 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.

#### 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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