Old Rectory Mews, Church Hill

Wootton Village, Northampton

oriordanbond
SALES & LETTINGS

Old Rectory Mews, Church Hill

Wootton Village
NN4 6LQ

Guide Price
£550,000

Believed to date back to 1750 and built from Northamptonshire Stone is this converted rectory, offered for sale in the heart of Wootton village. Sat proudly in a conservation area, this Grade II Listed property has been lovingly cared for and well maintained whilst retaining original character features.

The accommodation comprises entrance hall, sitting room, kitchen/dining room, utility room and cloakroom/WC on the ground floor. The basement has been fully converted to offer a family room, study (formally used as a bedroom) and a darts room which was converted from the original tunnels running under the property. On the first floor are two double bedrooms with en-suite to the master and a separate family bathroom. On the second floor is a further double bedroom and some built-in storage. Externally there are front and rear gardens with off parking and a single garage. The property also benefits from many original features such as sash windows and shutters, tall ceilings and original cornicing. The property has been lovingly decorated with Farrow & Ball paint and Amtico flooring in places. (A/1697/M)

- Grade II Listed spacious stone character property
- En-suite to master bedroom
- Separate reception rooms
- Kitchen/dining room with utility room
- Enclosed rear garden
- Off road parking and garage

BASEMENT
416 sq.ft. (38.7 sq.m.) approx.

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.

2ND FLOOR
288 sq.ft. (26.8 sq.m.) approx.

TOTAL FLOOR AREA : 1697 sq.ft. (157.6 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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Additional information

- Council Tax Band: E
- Energy Efficiency Rating:

Viewing
Viewing strictly by appointment – details below

Disclaimer
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Grange Park Sales
01604 432007
grangepark@oriordanbond.co.uk

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