



## Benefield Road, Oundle Peterborough

**Price: Freehold £350,000 guide price**

- Grade 2 listed Cottage
- Many original features
- On street parking
- Two large bedrooms
- Garden with stone/brick outbuilding, ideal home office

EPC Rating: Exempt



This charming Grade 2 listed cottage set over three floors, has many wonderful features, original beams and fire places. As you enter the front gate with its cottage garden, you will approach the quaint front door into the lounge. If you are looking for a cottage with charm and character then this is one for you.

The rear garden is on three different levels with a decked area and two different lawn areas.

There is a brick and stone out house with slate roof that would easily convert into a home office, with its own cloakroom. Located just outside the centre of Oundle.

Enter from the front door:

Lounge

12'09 x 11 (3.88m x 3.35m) Features fireplace and beams to ceiling. Under stair cupboard.

The stairs to the first floor.

Down a little step to:

Dining room

8'07 x 13'01 (2.61m x 3.99m) excludes alcove. Exposed stone wall with a picture window through to the lounge. Charming little alcoves and cupboards. Stable door to the garden.

Kitchen

5'10 x 13'11 max (1.78m x 4.24m) max. Tiled floor and window to the garden.

Stairs to:

Bedroom One

12'09 x 11'03 (3.88m x 3.43m) Built in wardrobe. Cast iron fireplace and window to the front of the property. Beam to ceiling.

Stairs to:

Bathroom

8'06 x 15'01 max (2.59m x 4.59m) max. Large shower cubicle and bath, heated towel rail, low level wc. Ceiling light window and original beams.

Stairs to:

Bedroom Two

13'01 x 13'11 max (3.98m x 4.24m) max. Some restricted head height. Ceiling beams, chimney breast.

Outside front

Small cottage garden with fence and gate to foot path.

Outside rear

Fully enclosed gravelled courtyard leading to raised decked area. Step up to the lawn area with a second garden with more lawn, L shaped. Outside storage shed currently used as a utility room. Stone and brick built out house with slate roof, could be used as home office with mezzanine floor and separate cloakroom with wc and wash hand basin. This beautiful L shaped garden has shrubs and flowers with a separate area for bin storage.

This property is full of character and old world charm. Call us now to view we are not expecting this property to be available for long!! 01832 274567



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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