



Music School Cottage, Oundle

£395,000





Set back from West Street in a peaceful mews courtyard, this charming stone cottage benefits from private gated access, off-road parking and a courtyard garden with established planting. Stepping inside, an inviting entrance hallway with parquet flooring, shelving and hanging space leads to a spacious laundry/cloakroom with lavatory and hand basin. A large deep-set window floods the space with natural light. A built-in unit conveniently houses the washing machine and recycling area. The heart of the home is the open plan kitchen/living/dining room, a dual aspect space filled with character. A beautiful retained window looks onto the courtyard garden, while an old bread oven/fireplace and two full height cupboards occupy one wall. Stripped pine doors and wooden flooring enhance the living room's charm. The kitchen area has wooden worktops, exposed pavement tiles, a two-bowl sink and a range of wall and base units. Integrated appliances include a hob, oven, and dishwasher. A quaint, winding staircase leads to the first floor, where windows on the landing and in the stairwell allow natural light throughout. Here, you'll find a second sitting room and a neutrally decorated bedroom with freestanding hand basin. The sitting room is a versatile space, easily adaptable as a bedroom. A shelved recess and a cast-iron fireplace add character, while two windows offer delightful views of the courtyard. The second floor presents a dual aspect. Leading from the landing study area, the double bedroom is spacious and light. A large four-piece bathroom completes this level, with a handheld mixer to the bath, a separate shower and a large, heated towel rail. Bright and neutral decor paired with heritage coloured windows accentuate the property's character.

Tenure: Freehold  
Gas Central Heating  
Council Tax: Band D





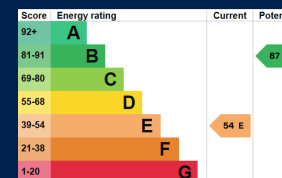


# Music School Cottage, Oundle



A two-to-three-bedroom semi-detached stone cottage, located in a peaceful courtyard mews, set back from West Street. Benefitting from off-road parking, private gated access and a courtyard garden.

Presented in move-in condition and offered with no forward chain.



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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