



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Polopit, Titchmarsh NN14

## "Character Study"

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## "Character Study"

This beautiful detached stone, partially thatched cottage occupies a significant plot in the region of 0.45 acres, discreetly positioned on the periphery of this most desirable village. The wonderful wrap around gardens are beautifully kept with mature plantings all of which can be admired from various seating areas with open fields views providing an impressive backdrop, a private cobbled driveway provides parking for four/six cars and access to a double garage with electric doors. The substantial, versatile interior is brimming with character with an entrance hall, guest cloakroom, fabulous Fired Earth bespoke kitchen/dining room with range cooker, "Lavastone" worksurface, central island and Mandarin stone flooring flowing to the family room enjoying the warmth of a working fire. The living room has a dual aspect with deep silled windows and a woodburner and there is a versatile dining room/snug with vaulted ceilings. Upstairs the landing leads to a stunning principal bathroom with slipper bath and separate shower enclosure, the four bedrooms are great sizes, the guest bedroom with en suite. Titchmarsh has an excellent pub, primary school, picturesque Church as well as easy access to Kimbolton and Oundle independent schools, Kettering and Huntingdon mainline railways with easy access to London.

**Living Room** - 4.01m x 3.78m (13'2" x 12'5")

**Dining Room** - 4.14m x 3.23m (13'7" x 10'7")

**Kitchen/Breakfast Room** - 8.59m x 4.52m (28'2" x 14'10")

**Family Room** - 4.04m x 3.84m (13'3" x 12'7")

**WC** - 1.4m x 1.19m (4'7" x 3'11")

**Bedroom 1** - 4.32m x 4.06m (14'2" x 13'4")

**Ensuite** - 2.92m x 1.19m (9'7" x 3'11")

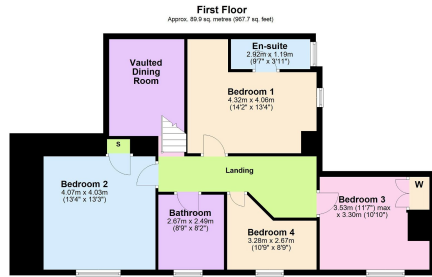
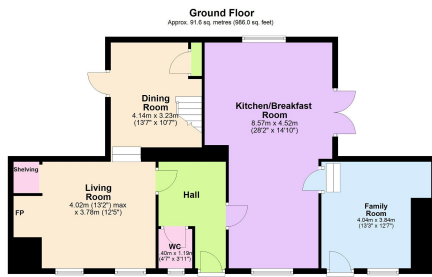
**Bedroom 2** - 4.06m x 4.04m (13'4" x 13'3")

**Bedroom 3** - 3.53m x 3.3m (11'7" x 10'10")

**Bedroom 4** - 3.28m x 2.67m (10'9" x 8'9")

**Bathroom** - 2.67m x 2.49m (8'9" x 8'2")





Total area: approx. 181.5 sq. metres (1953.7 sq. feet)

- Stone Built Cottage
- Village Location
- Four Bedrooms
- Three Reception Rooms
- Character Features
- Wonderful gardens
- Double Garage and Ample Parking
- Septic Tank
- EPC RATING: D
- COUNCIL TAX: F



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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