



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Church Street, Titchmarsh NN14  
"Village Charm"

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## "Village Charm"

This Grade II listed stone cottage combines historical charm with contemporary comfort in a sought-after village location. The property showcases exceptional character features throughout, including exposed oak beams, a stunning stone fireplace, and characterful brick flooring. Entrance hallway, guest cloakroom and gorgeous living room with stone fireplace and log burner. The kitchen/dining room forms the heart of the home, featuring a traditional AGA stove and iroko wood worktops complimented by the utility room and flows to the conservatory. In addition you will find a versatile study/home office. Three generous double bedrooms, including a master with ensuite, provide comfortable accommodation on the upper floor. The beautiful private gardens offer multiple areas for outdoor entertaining, complemented by brick outbuildings that present exciting conversion potential (subject to planning). Traditional features such as window seats and exposed stonework are seamlessly integrated with modern amenities, creating a home that balances historical integrity with practical living.

**Living Room** - 4.72m x 4.5m (15'6" x 14'9")

**Kitchen/Dining Room** - 4.72m x 4.19m (15'6" x 13'9")

**Study** - 2.51m x 2.44m (8'3" x 8'0")

**WC** - 1.12m x 2.08m (3'8" x 6'10")

**Conservatory** - 5.05m x 2.36m (16'7" x 7'9")

**Utility Room** - 2.41m x 1.45m (7'11" x 4'9")

**Bedroom One** - 4.42m x 2.77m (14'6" x 9'1")

**Ensuite** - 2.9m x 2.01m (9'6" x 6'7")

**Bedroom Two** - 3.66m x 2.46m (12'0" x 8'1")

**Bedroom Three** - 3.45m x 3.38m (11'4" x 11'1")

**Bathroom** - 2.41m x 2.06m (7'11" x 6'9")

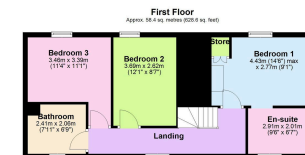
**Outbuilding** - 3.2m x 2.9m (10'6" x 9'6")

**Outbuilding** - 3.2m x 2.82m (10'6" x 9'3")





- Grade II Listed
- Outstanding Quality
- En-Suite
- Beautiful Village Location
- EPC Rating: Exempt
- NO CHAIN
- Three Double Bedrooms
- Large Private Gardens
- Council Tax: E



Total area: approx. 148.6 sq. metres (1599.9 sq. feet)



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.

15-16 Market Place, Kettering,  
Northamptonshire, NN16 0AJ

