

# CHARLES ORLEBAR

Estate Agents & Auctioneers



5 The Green, Woodford, NN14 4HB  
£375,000





# 5 The Green

Woodford, NN14 4HB

£375,000

- 3 Bedrooms
- 1482sqft
- Offroad parking
- Close to riverside walks
- No chain
- Scope for improvement
- Garage
- Stones throw away from popular pub

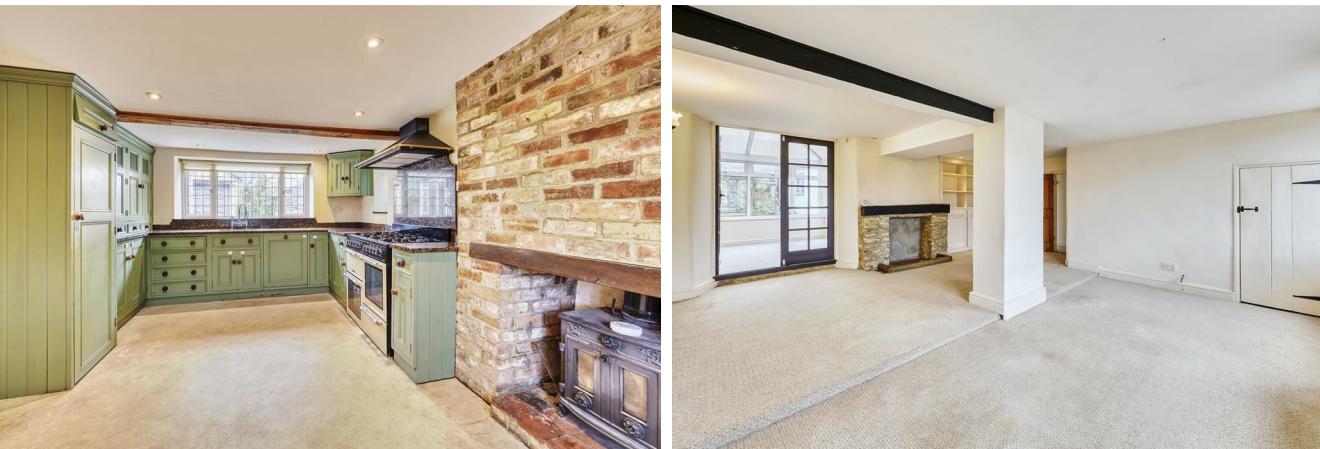
A charming and quirky village cottage with gated parking, garage, and wonderful views over the village green.

Nestled in the heart of the picturesque village of Woodford, this delightful character cottage enjoys an enviable outlook onto the village green, with the local pub just steps away and a village shop within easy walking distance. The property captures the essence of traditional village living while offering excellent potential for those looking to place their own stamp on a unique home.

Set in a beautiful rural location, Woodford is surrounded by scenic countryside and riverside walks, perfect for those who enjoy outdoor living and peaceful surroundings. Despite its tranquil setting, the village is well connected — with the nearby market towns of Thrapston and Raunds offering a range of shops, cafés, and everyday amenities, while Kettering and Wellingborough provide wider facilities and mainline train services to London St Pancras in under an hour. The A14, A6, and A45 are easily accessible, making this an ideal base for commuters.

The property itself offers a quirky layout and charming period features, presenting scope for improvement and modernisation to create a truly individual home tailored to your taste. Outside, it boasts the rare benefit of gated off-road parking and a garage — an uncommon advantage for a home in such a central village position.

With its combination of character, charm, and potential, along with its idyllic green-side setting and excellent local connections, this home represents a wonderful opportunity to embrace rural village life with all the conveniences of modern living nearby.



## Hall

## Living Room

17'6" x 18'3" (5.33m x 5.57m)

## Conservatory

## Shower Room

17'5" x 11'6" (5.31m x 3.51m)

## Kitchen/Diner

8'8" x 20'5" (2.65m x 6.23m)

## Landing

11'4" x 11'7" (3.46m x 3.54m)

## Bedroom 1

8'6" x 12'9" (2.59m x 3.88m)

## Bedroom 3

## Family Bathroom





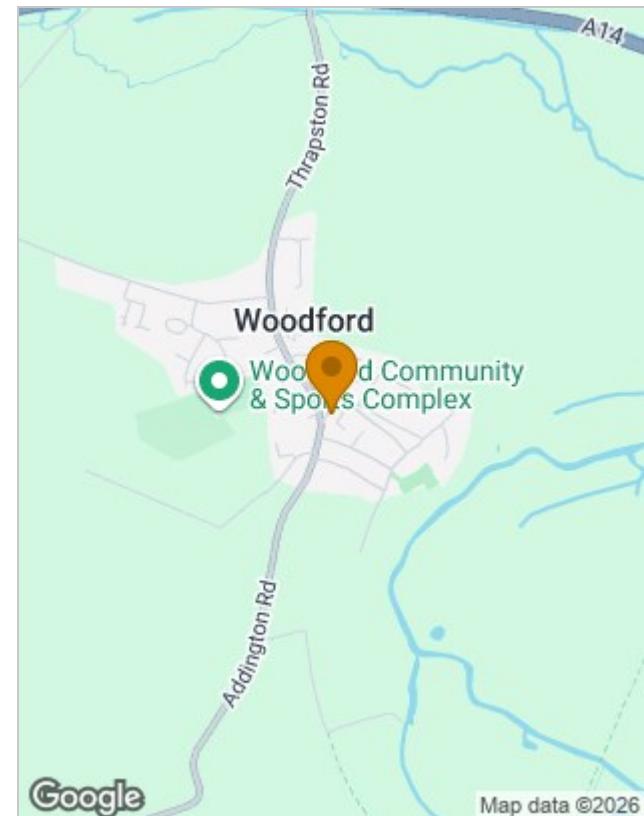
## Floor Plans



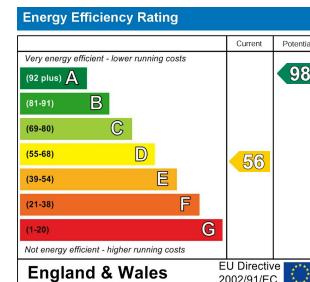
## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



**Council Tax Band:** D  
North Northants

**Tenure:** Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.