



Main Street, Woodnewton
£750,000 Freehold

**Sharman
Quinney**

Key Features



- ***BRAND NEW ROOF!***
- Beautiful village location in the heart of a conservation area
- Extended Grade II listed Detached Cottage sat on a very generous plot
- Four Bedrooms
- Fantastic work from home opportunity

This charming and spacious cottage benefits from having a BRAND NEW collyweston slate roof fitted recently. The property briefly comprises entrance hall, shower room, good size lounge featuring an inglenook fireplace, dining room with fireplace, kitchen/breakfast room, third reception room/large home office. First floor is four bedrooms, ensuite to master, two further bathrooms. Outside front garden, large rear garden, double garage with study above.



Lounge (27' 11" incl. Fireplace x 19' 7") 8.50m x 5.96m

Dining Room (16' 5" x 16' 3" up to storage cupboard) 5.00m x 4.95m

Reception Room Three/ Home office (31' 5" x 14' 2") 9.52m x 4.31m

Kitchen (16' 4" max. narrowing to 9' 4" x 20' 7") 4.97m x 2.8m x 6.27m

Study (16' 4" x 17' 3" 0 5.00m x 5.25m

Bedroom one (16' 5" x 13' 0") 5.00m x 5.25m

Bedroom two (16' 11" x 12' 6" incl. wardrobe) 5.15m x 3.81m

Bedroom three (16' 5" x 9' 9") 5.00m x 2.97m

Bedroom four (10' 10" x 9' 4" 0 3.30m x 2.84m





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01832 274567

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 274567

 The Old Town Hall Market Place, Oundle, Peterborough, Cambridgeshire, PE8 4BQ

 oundle@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: OUN202487 - 0002

