



Granary Barn Main Street, Woodnewton Peterborough
£780,000 Freehold

**Sharman
Quinney**

Key Features



- Barn conversion
- Sought after village location
- Large garden
- Three reception rooms
- Five bedroom

The property briefly comprises large entrance hall, lounge with Iglenook, kitchen/dining area, study, games room, utility room with separate W.C. First floor landing, five bedrooms and family four-piece bathroom. Outside is large rear garden, double driveway to the front. With a large floor plan there is plenty of room for the whole family, be that reading your favourite book quietly next to the impressive iglenook with views over the garden from the lounge or all coming together in the kitchen/dining area which leads directly to the games room, there is room for both.



Lounge (19' 58" x 13' 05") 5.97m x 3.98m
Study (11' 38" x 9' 61") 3.47m x 2.93m
Kitchen/Dining area (22' 21" x 14' 69") 6.77m x 4.48m
Utility room (10' 30" x 8' 92") 3.14m x 2.72m
Reception room/Games room (16' 33" x 14' 66") 4.98m x 4.47m
Bedroom one (26' 64" x 16' 33") 8.12m x 4.98m
Bedroom two (14' 33" x 9' 44") 4.37m x 2.88m
Bedroom three (13' 58" x 13' 09") 4.14m x 3.99m
Bedroom four (12' 69" x 9' 44") 3.87m x 2.88m
Bedroom five (12' 59" x 6' 59") 3.84m x 2.01m





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

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

 oundle@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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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.

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