



Cottage 1 Stickworth Hall, Horrington
£220,000



Megan Baker
Estate Agents

Cottage 1 Stickworth Hall, Horringford

£220,000

This beautiful cottage has the advantage of a rural position, with the associated peace and quiet as well as a convenient location, a short drive from Newport. It is a unique and friendly community which comprises flats and cottages set within approximately 3.5 acres of mature parkland gardens which feature a natural pond. The cottage itself is immaculate in presentation; wonderfully light and well appointed. It is warmed by gas central heating and has smart UPVC double glazing and the accommodation comprises a comfortable sitting room; sleek, modern and fully integrated kitchen; two bedrooms and a chic shower room. Offered Chain Free.

Share of Freehold - lease 999 years from 1991. Current service charge £2,100 pa
Council Tax Band -C. EPC D-68. Pets permitted.

Access to Stickworth Hall

Coming from the main road through Arreton towards Horringford and Apse Heath, the private access road to Stickworth Hall can be found on the right hand side, just before the pedestrian lights where the cycle path is. Continue driving to the end of this lane and you can find Stickworth Hall which bears off to the left. There is a large communal car park available for residents and guests. Cottage 1 can be found at the right hand end of the row of cottages.

Smart UPVC d/g stable style door into:

Entrance Lobby:

With window to front; handy shoe storage and wall mounted coat hooks. Opening to kitchen and door to:

Sitting Room:

15'7" max x 14'5" max (4.76m max x 4.41m max)

A wonderfully bright room, smartly decorated in a willow and sage green colour palette with UPVC double glazed windows to side and front, letting light flood in. Stairs off to first floor with cupboard under.





Kitchen:

12'3" max x 7'10" max (3.75m max x 2.39m max)

Beautifully fitted with a range of glossy white fronted units with moulded handles and black sparkle, granite effect worktops and matching upstands. Black composite sink unit and integrated appliances which include the fridge/freezer; washing machine; dishwasher; under counter oven with hob over and concealed extractor hood above. Window to rear and cupboard housing the gas fired central heating boiler.



Staircase to:

First Floor Landing:

With handy shelving unit and doors to:

Bedroom One:

11'6" x 9'0" (3.51m x 2.75m)

A double bedroom in soft white decor with UPVC double glazed side window and built in cupboard to one corner.

Bedroom Two:

13'6" x 7'0" (including wardrobes) (4.14m x 2.14m (including wardrobes))

Set up as a dressing room with one wall of mirror fronted fitted wardrobes with shelving to each end. Windows to front and rear and built in cupboards to the other side.



Shower Room:

6'8" max x 4'2" max (2.05m max x 1.28m max)

Fully tiled in glossy white with luxurious underfloor heating. Fitted with sleek white vanity

wash hand basin; concealed cistern WC and large shower enclosure with electric shower. Front window with a rural outlook.

Communal Gardens:

Stickworth Hall sits in approximately 3.5 acres of parkland style gardens, with mature shrubs and trees, as well as a natural pond. The gardens are well maintained and available for all residents to use and enjoy, full of wildlife and birds. There is a separate drying area set to one corner, bicycle storage and a very tidy communal bin store to the side of the main entrance to the Stickworth Hall apartments.

Parking:

The residents have the use of a large communal car parking area.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
 Megan Baker Estate Agents
 128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com

Arrange a viewing
 Call us on 01983 280555
 Email: hello@meganbakerestateagents.com
 Love this property and want to see more?



Energy Efficiency Rating	
Potential	100
Current	68
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)



1ST FLOOR
 320 sq. ft. (29.7 sq.m.) approx.



GROUND FLOOR
 370 sq. ft. (34.4 sq.m.) approx.

TOTAL FLOOR AREA: 690 sq. ft. (64.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Metropix ©2024