



103 High Street, Wootton
£285,000

 **Megan Baker**
Estate Agents



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Positioned in a convenient location for Wootton Community Primary School; the local amenities; doctors surgery and bus routes, this handsome, period family home offers well appointed, well balanced accommodation. The living spaces are arranged in an open plan layout, but are distinctly divided and presented as interconnecting rooms which form a cosy sitting room and spacious family dining room. The smart, modern kitchen links to the dining area and is fitted with a range of walnut effect units; has an integrated oven and hob and offers plenty of storage and workspace as well as room for all appliances. The addition of a lovely garden room to the side of the home, adds an extra sitting or working space with a link to both the garden and the dining room.

Upstairs, the home has three attractive double bedrooms, which are all serviced by a chic, fully tiled, modern shower room.

In addition to the block paved driveway to the front, providing parking for two cars, a wide, covered side access gives additional bike/bin storage with gates to either end. The long and sunny rear garden has a large decked terrace; a hot tub and a lawned area with a planted border. To the end of the garden is a greenhouse and a large workshop/shed with doors opening to the front and rear, giving access to the rear pedestrian way. Freehold. Council Tax Band -C. EPC D-67. Offered Chain Free.

Glazed door into:

Entrance Porch:

With further chunky wooden door into:

Entrance Area:

With tiled floor, this entrance area opens up into the:

Open Plan Living/Dining Room:

22'6" +bay x 15'0" max inc stairs (6.86m +bay x 4.58m max inc stairs)

A cleverly designed room where the areas are distinctly divided by the central chimney breast, presented as interconnecting rooms which form a cosy sitting room and spacious family dining room.

Sitting Area:

11'6" max x 11'7" (3.53m max x 3.54m)

Focused to the front of the home with a UPVC double glazed front bay window and open fireplace with a tiled hearth and wooden surround.

Dining Area:

14'11" max x 9'10" (4.57m max x 3m)

Plenty of space for a family dining table, with stairs off to the first floor with storage cupboards under. French doors to the conservatory and a wide opening which links the room to the:

Kitchen:

13'2" max x 8'11" max (4.03m max x 2.72m max)

Stylishly presented with tiled floor and walnut style fronted units with contrasting pale worktops. Integrated appliances include the eye level double oven; separate hob and dishwasher. Free standing fridge/freezer and washing machine. Circular stainless steel sink unit set below the rear window and high level side window to the conservatory.

Conservatory:

12'11" max x 7'6" max (3.94m max x 2.31m max)

A shaped addition to the home with wooden style flooring and UPVC double glazed windows along one side. French doors open to the garden.





Stairs to:

First Floor Landing:

With UPVC double glazed side window, access to loft and built in airing cupboard housing the gas fired boiler. Wooden doors to:

Bedroom One:

11'4" max x 9'6" (3.46m max x 2.91m)

A light double room in white decor with UPVC double glazed front window.

Bedroom Two:

10'8" x 9'0" (3.26m x 2.76m)

An attractive double bedroom with pretty feature fireplace and UPVC double glazed rear window.

Bedroom Three:

10'11" max x 9'1" max (3.35m max x 2.79m max)

Another double bedroom in white decor with shelving built to one chimney recess. UPVC double glazed rear window.

Shower Room:

8'5" max x 4'11" max (2.59m max x 1.51m max)

Fully tiled in glossy modern styling and fitted with smart white suite of WC; wash hand basin and corner shower enclosure with electric shower. Opaque UPVC double glazed front window.

Parking:

To the front of the home is a wide block paved driveway providing parking for two cars. To the side of the home is a gated, covered store area with a further gate at the end to the:

Rear Garden:

A good sized sunny garden with a wide decked terrace running along the back of the home with a hot tub. There is a lawn beyond with planted border and a

potential vegetable garden at the end with a shed and greenhouse. A large workshop/shed runs along the back of this area, with doors opening to the front and rear, giving access to the rear pedestrian way.

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



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Arrange a viewing

Love this property and want to see more?

Call us on 01983 280555

Email: hello@meganbakerestateagents.com

Pop in for a chat

Megan Baker Estate Agents

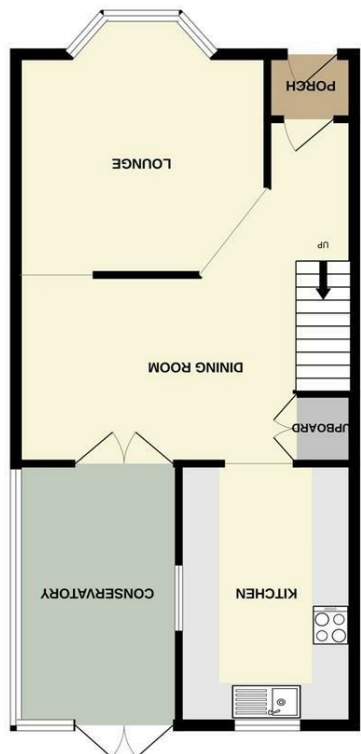
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GROUND FLOOR



1ST FLOOR

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

67

81