



Stoneywood Cottage Greenwoods Lane, Punnetts Town, TN21 9HU

AN ATTRACTIVE AND CHARACTERFUL THREE BEDROOM SEMI DETACHED PERIOD COTTAGE, SITUATED IN THIS FAVOURED LANE LOCATION CLOSE TO WOODLAND WALKS. STONEYWOOD COTTAGE ENJOYS PRIVATE 60ft x 45ft GARDENS AS WELL AS PART OF THE BLUEBELL WOODLAND TO THE REAR AND AN ADDITIONAL ACRE OF LAND TO THE SIDE WHICH INCLUDES A 220sq ft DETACHED STUDIO.

The property provides versatile accommodation over two floors to include a 19'0 x 12'10 dual aspect living room with feature Inglenook fireplace, a kitchen/diner with built-in appliances and a separate utility room. There is also a downstairs cloakroom/w.c and a study which leads through into the 15'6 x 13'2 rear conservatory. To the first floor there is a 16'11 x 10'3 dual aspect main bedroom with direct views over open fields opposite and a second bedroom also with views & built-in wardrobes. The third bedroom overlooks the gardens and there is also a family bathroom/w.c.

Outside, the gardens are a particular feature and are mainly laid to lawn, backing onto and including a small area of the bluebell wood. From the rear garden, there is a side access gate which leads directly into the additional land of approximately one acre which is mature tree enclosed with a separate entrance from Greenwoods Lane providing off road parking for several vehicles. There is also a timber garden store and a green house as well as a detached studio with power, light & water connected. Viewing is considered essential to appreciate this wonderful quiet lane location close to local walks and Primary school. Viewing is strictly by appointment with Charles & Co. and the property is to be sold CHAIN FREE.

Price £675,000

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- An Attractive Period Cottage
- Close to Woodland Walks
- 15'3 x 12'2 Kitchen/Diner
- To Be Sold CHAIN FREE
- Secluded Lane Location
- Three Bedrooms & Bathroom
- Double Glazed Conservatory
- Gardens & Adjoining Land
- Living Room & Inglenook Fireplace
- Gardens Backing onto Woods

Living Room

19'0 x 12'10 (5.79m x 3.91m)

Kitchen/Breakfast Room

15'3 x 12'2 (4.65m x 3.71m)

Utility Room

Downstairs Cloakroom/W.C

Rear Lobby/Study

8'9 x 6'5 (2.67m x 1.96m)

Conservatory

15'6 x 13'2 (4.72m x 4.01m)

First Floor Landing

Bedroom One

16'11 x 10'3 (5.16m x 3.12m)

Bedroom Two

11'9 x 11'0 (3.58m x 3.35m)

Bedroom Three

8'7 x 8'0 (2.62m x 2.44m)

Bathroom/W.C

8'6 x 5'6 (2.59m x 1.68m)

Outside

Front Garden

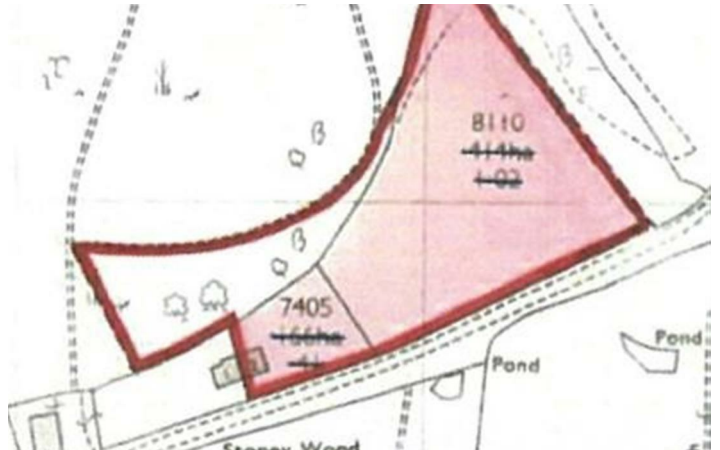
Rear Garden

60'0 x 45'0 (18.29m x 13.72m)

Bluebell Wood

Land





Floor Plan



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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 operability or efficiency can be given.

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