

oakheart

£750,000

Guide Price

Windsor Green, Cockfield



Guide Price-750,000-800,000 Roundwood House is a delightful detached Grade II Listed cottage, believed to date back to the 15th Century and boasts an enviable position in private grounds of about half an acre (stms). Providing accommodation over two floors with a wealth of character including inglenook fireplaces, exposed brick, timbers and beams.

This home also benefits hugely from a self contained, two bedroom annexe. The property would suit a two generational family with other options being one of the homes is let privately or as a Airbnb to create an income. This thatched dwelling is situated in the village of Windsor Green.

This charming countryside residence with great character is superbly presented and includes a plethora of characterful features throughout the many different rooms. The property is fundamentally two homes in one. The annex has two bedrooms, a full bathroom, a sitting room with inglenook fireplace, a kitchen with dining area and garden room with access to a patio and garden. The kitchen includes fridge/freezer, washing machine and dishwasher.

Moving to the main living quarters of the cottage there is charming sitting room with exposed brickwork, timbers, and beams with a beautiful inglenook fireplace with an imposing wood burner,

providing gentle warmth to the whole property. The dining room further boasts a striking inglenook. The kitchen is fully fitted with a selection of floor and wall cabinets providing ample storage. There are solid wood counter, Butler sink, a large range stove/oven, and integrated appliances which include dishwasher, fridge, and freezer.

The principle living accommodation is serviced with dual staircases. One staircase leads from the dining room to the master bedroom, bedroom two and the family bathroom. The master bedroom mains characterful with exposed timbers. The second staircase weaves it way over the inglenook fireplace and gives way to the third bedroom.

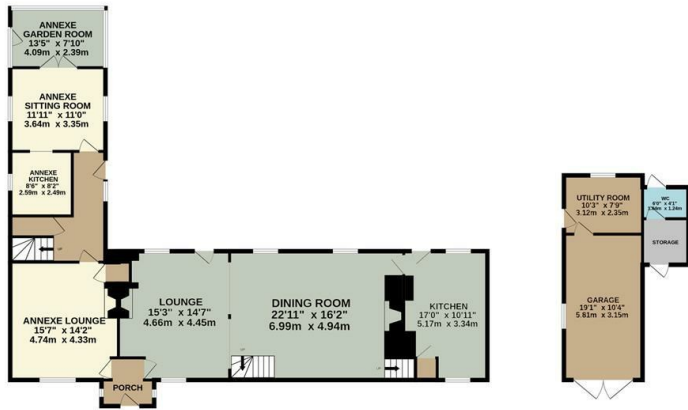




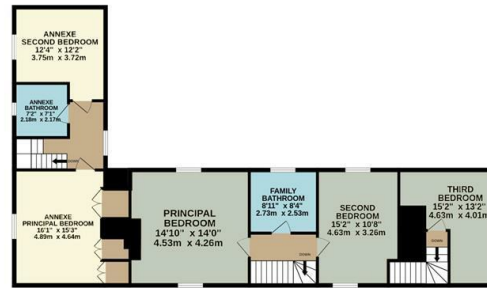




GROUND FLOOR
1766 sq.ft. (164.1 sq.m.) approx.



1ST FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



TOTAL FLOOR AREA : 2936 sq.ft. (272.8 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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Local Authority:

Tenure:

Freehold

Council Tax Band:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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