



Garslade Cottage, Godney, Wells, BA5 1RX

welcome to

Godney, Wells

Detached riverside home offering bright and spacious accommodation, fantastic gardens, and generous parking. All surrounded by outstanding open countryside and is being offered with **NO CHAIN**.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Farmhouse Kitchen

9' 3" x 21' 5" (2.82m x 6.53m)

Living Dining Room

17' 3" x 27' 1" (5.26m x 8.26m)

Reception 2

12' 7" x 19' 6" (3.84m x 5.94m)

First Floor Landing

Main Bedroom

14' 4" x 18' 1" (4.37m x 5.51m)

Bedroom Two

12' 11" x 13' (3.94m x 3.96m)

Bedroom Three

9' 5" x 12' 7" (2.87m x 3.84m)

Family Bathroom

Outside

Gardens

Parking

Agent Note:

There is gated access to a right of way along the south side of the River Sheppey. This is to provide access for the Environment Agency to undertake river maintenance.

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

welcome to Godney, Wells

- Outstanding Rural Location - Countryside & River Views
- Detached Character Family Home - Full of Period Features
- Bright & Spacious Accommodation
- Two Receptions with Open Fireplaces
- Charming Farmhouse Kitchen
- Three Double Bedrooms
- Private Gardens & Parking
- Offered with NO CHAIN

Tenure: Freehold EPC Rating: E

offers over
£485,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105823



Property Ref:
WEL105823 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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