



**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](http://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

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Property Ref:  
WEL105823 - 0004

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