



WOODVIEW COTTAGE
CHURCH HILL WATFORD HP19 9AX



A spacious and versatile family home offering four bedrooms, including two with en-suites and family bathroom. Generous living spaces include a cosy sitting room, a large kitchen/dining room and a flexible additional reception room. Outside the property benefits from garage and driveway parking as well as an enclosed rear garden with patio.

Upon entering the property, you are welcomed into a generous entrance hallway, complete with a staircase leading to the first floor. The hallway benefits from a useful under-stairs cupboard, additional double storage cupboards and a fitted gun cabinet, which is included in the sale. To the right, the sitting room offers a warm and inviting space, featuring an inglenook fireplace, dual-aspect windows, and French doors that open directly onto the patio. From the hallway, you are drawn into the expansive kitchen/dining room—an ideal space for entertaining. This room is well-appointed with a central breakfast island, an excellent range of base and wall units, an integrated dishwasher, sink, Rangemaster oven, wine fridge, and French doors leading to the patio. The adjoining utility room provides additional base and wall units, a further sink, access to the rear, and space for both a washing machine and tumble dryer. A WC is also conveniently located off the utility. Accessible from the kitchen, there is a versatile room currently used as a playroom, which could equally serve as a home office, additional bedroom, or snug. On the first floor, the bright and spacious landing offers access to a storage cupboard and an airing cupboard housing the water tank and heating control panels. Bedroom one overlooks the rear aspect and benefits from an en-suite with walk-in shower, WC, and basin. The second bedroom is a further double with dual-aspect views, fitted wardrobes, and its own en-suite, also with walk-in shower, WC, and basin. Bedroom three is another double overlooking the rear garden, while bedroom four is a small double with front aspect views. The family bathroom is fitted with a bath and shower over, WC, and basin. Externally, the property offers ample off-road parking on the driveway and access to the garage, which houses the boiler and an additional sink. The rear garden features a patio area with steps leading up to the lawn, a garden shed, and side access to the front of the property. This exceptional family home provides generous living accommodation, versatile spaces, and is ready to move straight into.

SERVICES - MAINS WATER, ELECTRICITY AND DRAINAGE ARE CONNECTED. HEATING IS BY WAY OF UNDER FLOOR HEATING DOWNSTAIRS, RADIATORS UPSTAIRS AND FIRE. THIS IS FUELLED BY OIL, ELECTRIC AND SOLAR. THE BOILER WAS INSTALLED IN 2018 AND WAS LAST SERVICED IN 2023. THERE WAS AN ELECTRICAL TEST CONDUCTED ON THE PROPERTY IN 2024 WITH A CERTIFICATE AVAILABLE. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY - EAST SUFFOLK

EPC - B

VIEWING - STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.



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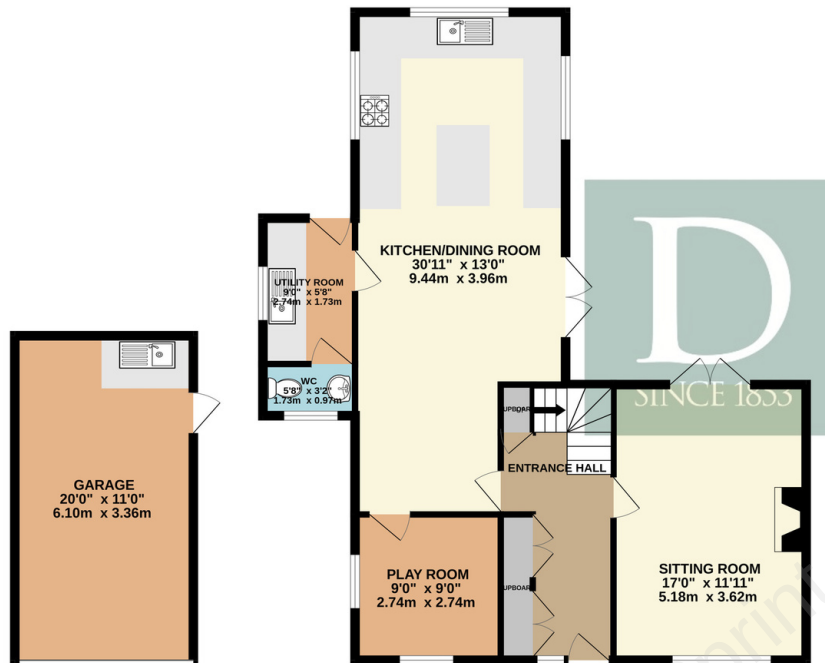
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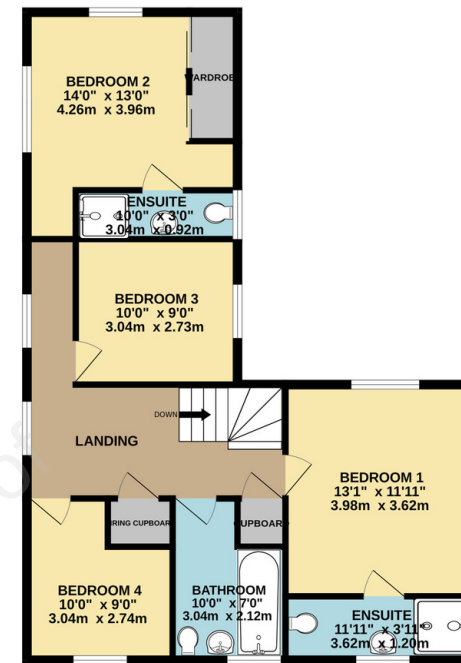


FLOOR PLAN

GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 1824 sq.ft. (169.5 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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