



Manor Farm Road, Waresley, Sandy, SG19 3BX



welcome to

Manor Farm Road, Waresley, Sandy

Situated on an enviable plot approaching two 1/2 acres in size, an opportunity to purchase a substantial Grade II listed detached home in need of updating. Viewing of this property is recommended at the earliest opportunity to avoid disappointment.



Door To Entrance Porch Entrance Porch

Twin double glazed windows to front, door to entrance hall.

Entrance Hall

Spacious hall with turning staircase to first floor landing, window to rear.

Lounge

24' 5" x 11' 8" (7.44m x 3.56m)

Stunning dual aspect room with feature fireplace, triple windows to rear, two radiators, double glazed double door to side.

Dining Room

17' 10" x 15' 9" (5.44m x 4.80m)

Feature fireplace with wood-burning stove, sash window to front, two double radiators, twin sash windows to rear.

Study

15' 11" x 5' 7" (4.85m x 1.70m)

Double radiator, sash window to front.

Inner Hall

Accessed from the dining room, this leads through to the kitchen/utility and ground floor cloakroom/shower room.

Kitchen/ Breakfast Room

16' 2" x 11' 10" (4.93m x 3.61m)

Dual aspect room with a range of base and wall units, but in need of replacing.

Utility

10' 6" max x 5' 7" max (3.20m max x 1.70m max)

Stainless steel sink unit, oil-fired boiler supplying central heating and domestic hot water.

Cloakroom/ Shower Room

Suite comprising shower cubicle, low-flush WC, wash hand basin, radiator.

Staircase To First Floor

Turning staircase from entrance hall to first floor landing.

First Floor Landing

Triple sash windows to front, airing cupboard.

Bedroom One

16' 8" max x 10' 11" (5.08m max x 3.33m)

Radiator, twin sash windows to rear, door to en-suite.

En-Suite

Comprising bath, shower cubicle, low-flush WC, wash hand basin set into vanity unit, built-in cupboard, sash window to rear.

Bedroom Two

17' 8" x 9' 4" (5.38m x 2.84m)

Two radiators, hatch to loft, dual aspect with sash windows to front and rear.

Bedroom Three

13' 8" x 8' 4" (4.17m x 2.54m)

Built-in double wardrobes, radiator, sash window to rear.

Bedroom Four

13' x 6' 5" (3.96m x 1.96m)

Radiator, sash window to front.

Bathroom

Suite comprising bath, shower cubicle, low-flush WC, wash hand basin, wall tiling, sash window to rear.

Outside Garden

A particular feature of the property are the extensive grounds extending to the rear and side of the property which are approaching two and a half acres and are predominantly lawned. To the front of the property, there is block paving and access to a double garage and further parking.

Directions

Directions to Waresley Hall suggest that you should turn into Manor Farm Road. As you do however, you should immediately travel straight ahead between the stone pillars up the track towards the cricket pitch. As you proceed along this track, you can observe Waresley Hall on the right hand side.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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Manor Farm Road, Waresley, Sandy

- Spacious Grade II listed detached house in highly sought-after location.
- Set on a plot approaching two and a half acres.
- In need of updating.
- Viewing highly recommended.
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Tenure: Freehold EPC Rating: Exempt

£850,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109365 - 0003

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