



MAR-LAW PACKSFIELD LANE

WOOTTON BRIDGE, PO33 4RP

£685,000
FREEHOLD

Tucked away within a RURAL POSITION and offering 3 bedrooms and a 1 BEDROOM ANNEXE. (Plus scope for more) A fabulous opportunity for extended family to live within the same locality and enjoy the HUGE GARDEN and tranquil setting. Ample parking, garage, workshop and an additional area for an allotment.

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SALES & LETTINGS

MAR-LAW PACKSFIELD LANE

- Tucked away rural position
- 3 bedroom detached
- 1 Bedroom SELF CONTAINED ANNEXE NNEX
- Fabulous rural views
- Large garden



The accommodation with approximate measurements co

Door to

Double glazed sliding patio doors to

Porch 2.01 x 0.94 (6'7" x 3'1")

Door to

Hallway

Radiator. Double glazed door to garden . Consumer unit. Electric meter. Stairs to first floor. Doors to:

Lounge 6.0 x 3.89 (19'8" x 12'9")

Double glazed window to rear aspect and overlooking the mature rear garden. French doors to front aspect and patio area. Mantle and marble hearth with inset electric fire. TV point.

Cloakroom

Window to rear aspect. Low level WC.

Sun Room 2.80 x 2.06 (9'2" x 6'9")

Double glazed with sliding door to front aspect.

Kitchen 3.81 x 2.42 (12'5" x 7'11")

Fitted with matching wall, base and drawer cupboards. Free standing cooker, extractor fan over. Space for fridge/freezer. Double glazed window. Folding doors to additional kitchen area.

Dining / sitting room/ study 6.12 x 5.57 (max) (20'0" x 18'3" (max))

Double glazed window to front and rear aspects. Sliding patio doors to sun room. Radiators. Feature fire with inset electric fire, open to kitchen.

Conservatory providing an additional kitchen area/ 3.91 x 3.02 (12'9" x 9'10")

Part brick and double glazed. French doors to rear aspect and beautiful mature garden. Stainless steel sink and drainer with mixer tap.

Stairs to first floor

Galleried Landing

Double glazed window to rear aspect overlooking the garden and to front aspect over looking the fields. Loft access. Radiator.

Bedroom 3.31 x 3.76 (10'10" x 12'4")

Double glazed window to front aspect overlooking the fields. Radiator. Built in wardrobes. Airing cupboard with tank and shelving

Bedroom 3.84 x 3.30 (12'7" x 10'9")

Double glazed window to front aspect with rural views. Built in Wardrobe/cupboard. Radiator.

Bedroom 3.76 x 2.44 (12'4" x 8'0")

Double glazed window to rear aspect with views of the extensive gardens. Radiator. Built in wardrobe.

Bathroom 2.85 x 1.94 (9'4" x 6'4")

Double glazed window to rear aspect with views of the mature garden. Low level WC. Hand basin with vanity storage. Bath with shower over. Glass screen. Radiator.

SELF CONTAINED ANNEXE

Double glazed door to:

Hallway

Good size entrance area. Doors to:

Kitchen 3.50 x 2.03. (11'5" x 6'7".)

Double glazed windows to front and side aspects. Fitted with wall, base and drawer units. Stainless steel sink and drainer. Space for washing machine and fridge.

Lounge 3.39 x 2.80 (11'1" x 9'2")

Double glazed patio doors and window overlooking the extensive garden.

Bedroom 4.37 x 2.97 (14'4" x 9'8")

Double glazed window. Built in wardrobe with mirror sliding doors.

Bathroom 2.95 x 2.07 (9'8" x 6'9")

Corner bath with seating area. Low level WC hand basin with vanity storage. Loft access.

Separate utility room 5.43 x 1.90 (17'9" x 6'2")

Window to rear. Light and power. Sink and drainer.

Garage 2.99 x 6.20 (9'9" x 20'4")

Door to front and rear aspects and door to garage. Window to utility room. Up and over door. Consumer unit. Open to

Workshop 6.10 x 1.29 (20'0" x 4'2")

Additional over head eaves storage.

Garden

Extensive garden mainly laid to lawn. Mature, trees, plants and shrubs. Apple and pear trees.

Patio areas for relaxing and enjoyment. Summer house. Two greenhouses. Two sheds. Metal shed.

Septic tank.

Additional parking area.

Additional information

Council tax band "E"

Annexe council tax band "A" when in occupation. NOT CURRENTLY PAID (please note you cannot sub-let, for family use only)

EPC: "E"

Additional plot of land at the bottom of the lane - ideal for an allotment or additional play area

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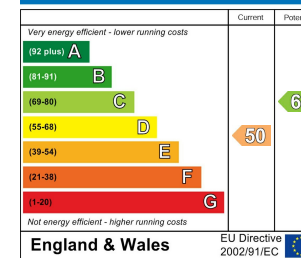


TOTAL FLOOR AREA : 2511 sq.ft. (233.3 sq.m.) approx.

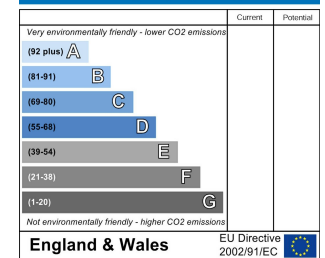
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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