



The Green, Waddingham



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Offers in excess of £350,000



Key Features

- 1830 FORMER SCHOOL
- 33' LIVING ROOM
- DISTINCTIVE KITCHEN
- ENCLOSED REAR GARDENS
- WORKSHOP
- ORIGINAL BELL TOWER
- EPC RATING TBC
- FREEHOLD





This iconic central village property was built in 1830 on the site of a much older school and has been refurbished over time to create a distinctive and individual home of charm and character overlooking the village green. The original class room has been divided into a 33' Lounge and separate Kitchen and the remaining building has been extended to provide flexible 3 bedroom accommodation with 3 bathrooms. The emphasis on character includes exposed stonework, feature truss and beam work, timber floor boards and cast iron stoves to 2 fireplaces. The retention of the original bell tower with rope pull and bell is surely a unique feature. The surprisingly generous, enclosed gardens include the original well and water pump together with a 26' brick built Workshop.

The Old School is not, however, a museum - it is a living home.

The Old School - a class above.

VIRTUAL TOUR
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MAIN ENTRANCE 3.95m x 1.68m (13'0" x 5'6")

An arched ledge and braced door opens to a hall with exposed stone to one wall, quarry tiled floor, period style radiator, fitted storage cupboards and further door to the enclosed rear gardens.

KITCHEN 5.43m x 4.97m (17'10" x 16'4")

A distinctive and generous informal social space with a 4.8m high roof with open truss work and a deep brick lined fireplace with cast iron surround and inset gas fired stove. The Vendor informs us that the kitchen was refurbished with cabinets and cupboards from a former Romanian chemist shop and includes the former medicine cabinet, original glass handles and inscribed glass doors. The kitchen also includes an inset deep

glazed Belfast style sink with vintage stone tiled worktops, inset 5 burner Rangemaster gas range, exposed floorboards and windows to two aspects.

LIVING ROOM 10.07m x 5.41m (33'0" x 17'8")

Formed from the former classroom with a 4.8m high panelled roof with exposed beam and truss work this stunning triple aspect room now forms an outstanding family social space centred on the imposing fireplace with its deep brick recess, inset cast iron stove and high black fire surround. In addition to the 5 period radiators and floorboards the room also includes the original bell tower with rope pull and two high bookcases with glass fronted display cabinets under.

SIDE ENTRANCE HALL 2.52m x 3.74m (8'4" x 12'4")

An alternative entrance occasionally used as additional accommodation with ledge and braced exterior door, exposed stone work to one wall, 1 stained glass windows, quarry tiled floor, 2 period style radiators and 2 shallow steps up to

BEDROOM 2 4.01m x 2.57m (13'2" x 8'5")

Combining the traditional and the modern with exposed stone to one wall, 2 stained glass windows to one side and part sloping ceiling with sky light. The room also includes timber floor boards, recessed display shelving, fitted store cupboard and period style radiator. Two steps lead to

EN SUITE

Appointed with a modern suite in white to include a vanity basin with cupboard under, wc with concealed cistern, panelled shower with folding doors, chrome radiator, extractor fan, stained glass window and timber flooring.

INNER HALL 4.09m x 1.43m (13'5" x 4'8")

(From Living Room.) Allowing access to bedrooms with exposed floor boards, fitted book cases and high level store cupboards, period style radiator and twin wood and glazed doors with fan lights over opening to

BEDROOM 3/STUDY 3.82m x 2.85m (12'6" x 9'5")

A distinctive and versatile room with corner stone and brick fireplace with inset cast iron stove, fitted desk and extensive display and book shelving, skylight, period radiator and exposed floorboards.





BEDROOM 1 4.46m x 3.89m (14'7" x 12'10")

A well lit double room with fitted hanging cupboards and drawer units to one wall, exposed floor boards, period style radiator and 2 shallow steps to

EN SUITE

Appointed with a modern suite in white to include a rectangular vanity basin with drawers under, a close coupled wc, panelled and glazed shower enclosure, period style radiator, timber floor and extractor fan.

UTILITY 2.48m x 1.76m (8'1" x 5'10")

A practical space with ceramic sink unit with pine worktop and cupboard under, space and plumbing for an automatic washing machine, exposed stone to one wall. extractor fan, wall mounted gas fired boiler and rear entrance door.

REAR ENTRANCE 2.32m x 1.37m (7'7" x 4'6")

(From the Living Room.) Allowing access to both the rear garden and to the bathroom with fitted display shelves and drawers.

BATHROOM 3.54m x 2.37m (11'7" x 7'10")

A superbly refurbished period style bathroom with free standing claw foot roll top bath, high flush wc, pedestal wash hand basin, 2 period style radiators, exposed brickwork to one wall, floor boards and fitted store cupboards and medicine cabinets.

OUTSIDE

The property is fronted by an unmade area allowing reception parking for multiple vehicles. There is also a neat shrub and herbaceous garden enclosed by low hedging and this extends to the side where there is also a small ornamental pond. The enclosed rear garden is divided into distinct areas which includes a flagged terrace, box hedge enclosed lawns and shrub borders, raised stone edge flower beds and small pond. There is also a well and original pump and a mature beech hedge screens a further enclosed garden area. The property is completed by a brick built WORKSHOP (3m x 8m overall internally) which comprises of 2 rooms with electric light and power.



TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND B. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

KEY FACTS FOR BUYERS

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