



Pleasant Row, Woodford
£280,000 Freehold

**Sharman
Quinney**

Key Features



- Cottage - Overlooking Greenspace Allotments
- Kitchen Diner
- Garage + Workshop
- Village Property with extensive Dedicated Parking
- Victorian Era Former School Building

This expansive village dwelling represents in our view excellent value a former Schoolhouse, from the Victorian era, which has been enjoyed as a residence for many years. Essentially the property is arranged of two floors and offers spacious and flexible accommodation. Other exceptional features include attached has a separate self-contained element including workshop/annex potential STPP and garage.

The Main House Front elevation is orientated to the rear of Pleasant Row - With small but welcoming courtyard, leading to a spacious reception porch, which opens to an impressive 30 Ft x 14 Ft kitchen, connecting inner hallway, (formally an entrance hallway to the rear aspect, in addition there's a snug area/ study area and connecting main reception living room. Stair casing



from the connecting inner hallway gives access. The first floor via a landing and access to a huge master bedroom 20'ft x 14'ft and two further bedrooms including a double bedroom and a spacious family Bathroom.

Workshop and Garage with Annex potential (STPP) and separate personal access, adjoin to the side aspect of the main house, with small out barn attached at ground level separate entrance door to a split- level workshop, with first floor landing, opening to a first floor additional (2nd) workshop area, office and access to a balcony area.

Measures -

Kitchen/Diner - 6.17m x 4.39m (20'3" x 14' 5" min)

Lounge - 3.70 m x 3.67m (12' 2". x 12' 1")

Study - 3.70m x 2.47m (12' 2" x 8' 1" min)

Snug Area - Former entrance hall 3.04m x 2.43m (10'0 x 8.0')

Master Bedroom - 6.25m x 4.29m (20' 6" x 14' 1")

Bedroom 2 - 3.94m x 3.84m (12'11" x 12' 7" max)

Bedroom 3 - 3.33m x 2.50m (10' 11" x 8' 2")

Main Family Bathroom

Workshop with Annex Potential STPP

Outbarn. Entrance doorway.

Ground floor hall and workshop area 3.06m x 2.88m (10' 1" x 9' 5")





Ground Floor



First Floor

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First floor landing: Workshop area 2 - 3.15m x 3.02m (10' 4" x 9' 11")

Office Area 3.15m x 3.02m (10'4 x 9'11")

Garage -4.60m x 3.15m (4.60m x 3.15m)

Agents Note: The property is held on a title with its neighbouring property. Arrangements will be made during the conveyance to separate the titles. Your conveyancer can advise of the process and likely timeframes.

Our client vendors have advised, there is an option to take up an allotment currently laid mainly to lawn, opposite the property on a first refusal basis, to each owner in the Row, in common with all the properties on Pleasant Row. The current fee has been quoted at approximately £50.00 annually, for the usage of the plot fully visible to the property opposite and across the track road access. The allotment offered to rent with the property has been used as a residential garden for many years.

To view this property call Sharman Quinney on:
01832 735589

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