



The Granary, Woodhouse Farm Wheatsheaf Road

Woodmancote, BN5 9BA

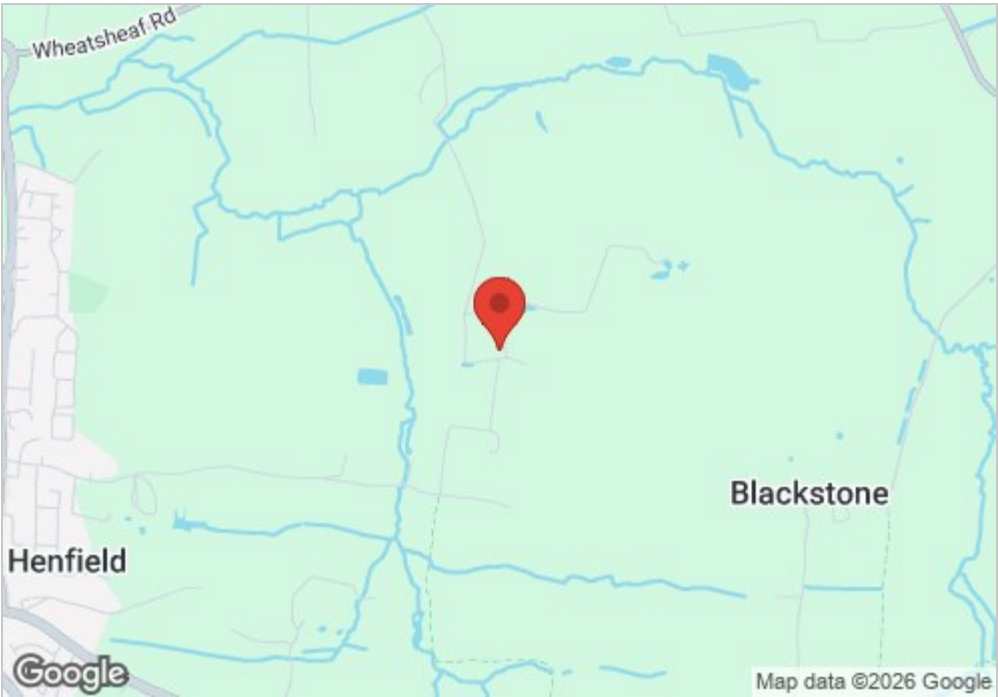
Guide price £1,250,000

Nestled in the picturesque countryside, this stunning detached house off of Wheatsheaf Road offers a perfect blend of modern living and serene rural charm. Spanning an impressive 2,260 square feet, this property boasts ample space for families seeking comfort and style.

Upon entering, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The heart of the home features a contemporary design, with a modern finish that enhances the overall aesthetic. The property comprises four well-appointed bedrooms, providing plenty of room for relaxation and privacy. With three bathrooms, including en-suite facilities, convenience is at the forefront of this home.

One of the standout features of this property is the separate studio, which presents a versatile space that could serve as a home office, art studio, or additional guest accommodation. For those who value fitness, the dedicated gym area offers an excellent opportunity to maintain an active lifestyle without leaving the comfort of your home.

The countryside views surrounding the property create a tranquil atmosphere, making it an ideal retreat from the hustle and bustle of life. Whether you are enjoying a morning coffee on the balcony or hosting a summer barbecue in the garden, the natural beauty of the area is sure to impress.



- Countryside living
- Three Bathrooms
- Separate studio
- Four Bedrooms
- Ample parking
- Modern finish

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WHEATSHEAF ROAD

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 203.36 sq m / 2188.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
1832.34 sq ft
(170.23 sq m)

FIRST FLOOR
Approximate Floor Area
356.60 sq ft
(33.13 sq m)

OUTBUILDING
Approximate Floor Area
213.66 sq ft
(19.85 sq m)

