



## Wyddial, SG9 0UH



### £575,000 Freehold

Deceptively spacious period conversion of the former village School House, with two double bedrooms - both offering en-suite facilities, with the master bedroom having the added advantage of a dressing room. On the ground floor there are two reception rooms, to include a spectacular sitting room and mezzanine floor (currently used as a lounge) and separate dining room. In addition there is a cottage style kitchen, separate utility/boot room, downstairs cloakroom/WC, with the central hallway doubling up as a study. There is off street parking for 2/3 vehicles, an integral single garage and a sizeable South-west facing rear garden. This exciting property is offered with no chain.

- **Former School House**
- **Two/Three Bedrooms**
- **Two/Three Receptions**
- **Large Utility/Boot Room**
- **Architectural Features**
- **Downstairs Cloakroom**
- **Gas Central Heating**
- **Sizeable South-west Facing Garden**
- **Garage & Driveway for 2/3 Vehicles**
- **No Upper Chain**

# Rose Cottage

Partially glazed front door with glass inserts, leading to:

## PORCH

With side window, coconut matting and glazed half doors to:

## RECEPTION HALL

Understairs storage cupboard. Wooden floorboards. Waxed wooden panelled doors to kitchen and:

## DINING ROOM

12'6 x 11'0 (3.81m x 3.35m)



Double glazed window to front. Exposed brick fireplace. Radiator in enclosed cabinet. Low level storage cupboard to alcove plus smaller low level storage cupboard. Ceiling rose. Partly glazed waxed door to:

## INNER HALLWAY

Partly glazed stable door to rear garden. Ceramic floor tiles. Open to central hallway and latch door to:

## DOWNSTAIRS CLOAKROOM/WC

Double glazed window to rear. Wall mounted wash hand basin and low flush WC. Ceramic floor tiles.

## CENTRAL HALLWAY / STUDY

15'0 x 5'6 (4.57m x 1.68m)

Access to staircase to first floor. Radiator. Ceramic floor tiles. Waxed wooden doors to kitchen, utility/boot room and:

## CENTRAL HALLWAY / STUDY (cont)



## SITTING ROOM

20'0 x 15'0 (6.10m x 4.57m)



Stunning dual aspect room with high level Cathedral style double glazed windows. French doors and side panels to rear garden. Fireplace containing log burner and with brick hearth and Arts & Crafts style fire surround. Stairs to mezzanine floor.

## MEZZANINE FLOOR

12'0 x 8'8 (3.66m x 2.64m)



Currently used as lounge, overlooking sitting room. Ceiling spotlights. Velux roof-light. Views over rear garden through window and door combinations.

# Rose Cottage

## KITCHEN

12'9 x 8'0 (3.89m x 2.44m)



Range of cottage style wall & base units incorporating display cupboards, plate racks, drawers and integrated shelving. Wood block work surfaces with butler sink and swan neck mixer tap. Tiling to splashback areas. Integrated Hotpoint double oven with grill and integrated electric hotplate with extractor hood above. Cupboard containing Worcester boiler. Coloured slate floor tiles. Door to garage.

## UTILITY / BOOT ROOM

9'2 x 8'10 (2.79m x 2.69m)



Wall and base units incorporating display cabinet and work surfaces with one & a half bowl single drainer sink unit with mixer taps. Tiling to splashbacks. Space and plumbing for washing machine. Coloured slate floor tiles. Fluorescent strip lighting. Half glazed stable door to rear garden.

## FIRST FLOOR LANDING

Double glazed window to front. Latch door to bedroom two. Latch door to dressing room (leading to bedroom one).

## DRESSING ROOM

13'0 x 8'0 (3.96m x 2.44m)



Double glazed window to front. Loft hatch. Radiator. Good range of wardrobes with shelving surround. Latch door to en-suite shower room and opening to:

## BEDROOM ONE

12'0 x 9'0 (3.66m x 2.74m)



Double glazed window to front. Under-eaves storage.

## EN-SUITE SHOWER ROOM



Completely refurbished room with double length shower cubicle, modern white pedestal wash hand basin & low flush WC. High gloss tiling to walls. Ceramic floor tiles. Ladder style radiator. Velux roof-light. Partially concealed freestanding bathroom cabinet.



# Rose Cottage

## BEDROOM TWO

12'6 x 11'0 (3.81m x 3.35m)



Double glazed window to front. Arts & Crafts style fireplace. Fitted storage cupboard. Exposed floorboards. Latch door to:

## EN-SUITE BATHROOM

White suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low flush WC. Ladder style radiator. Ceramic floor tiles. Velux roof-light. Airing cupboard containing lagged cylinder, immersion and linen shelving.

## FRONT

Paved driveway with shingle areas, providing off street parking for 2/3 vehicles. Enclosed by hedge to front and side, with a variety of shrubs to borders. Fenced side access to rear garden.

## GARAGE

Single integral garage with double partially glazed doors, light and power connected.

## REAR GARDEN

(South-west Facing)



Large paved patio area, timber storage shed and lawned area with planted hedge and shrubs.

## VEGETABLE PLOT

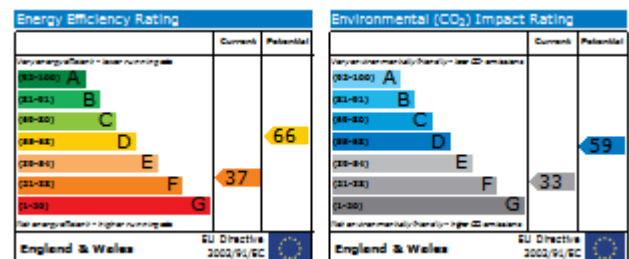


Uncultivated vegetable plot.

## REAR ELEVATION



## ENERGY PERFORMANCE CERTIFICATE



## Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.