



PUTTERILLS

est. 1992

12 High Street, Watton At Stone, SG14 3ST
Price £825,000

4 bedroom detached family house with 0.33 acre plot and field views

This neatly presented 4 bedroom detached family home was built in 1948 with later additions, and provides bright and spacious accommodation with scope for further extension (subject to normal consents).

Bordering onto open countryside the house enjoys open views to three sides and benefits from a generous, mature rear garden and an OVERALL PLOT OF 0.335 ACRE (approximately). The accommodation has oil fired central heating and double glazing and comprises: entrance hall with cloakroom, generous open plan sitting and dining room with fireplace and doors to the garden, study / playroom, fitted kitchen breakfast room with adjoining utility room, 4 bedrooms, en-suite shower room and modern family bathroom. The rear garden has been thoughtfully planted and is well maintained, with lawn and seating areas, vegetable plot, shed, established trees and shrubs. There is a private driveway providing parking space for up to 5 cars, and leading to a double width, double length garage, that could work well as an office or studio.

The delightful & well regarded village of Watton-at-Stone nestles in the valley of the River Beane and has a thriving community with semi rural living whilst allowing easy access to local services & amenities in the village and to those in the nearby towns. Centred around the pretty High Street & amidst the rolling countryside, the area provides woodland walks, sports and social clubs and a good choice of local nursery and primary schools plus Heath Mount (a leading independent day and boarding school). There is a railway station (service to Moorgate/Kings Cross), 2 public houses/eateries (The Bull & the George & Dragon), Tea room, Butchers, Post Office, local school, Dentist and Doctors' Surgery.

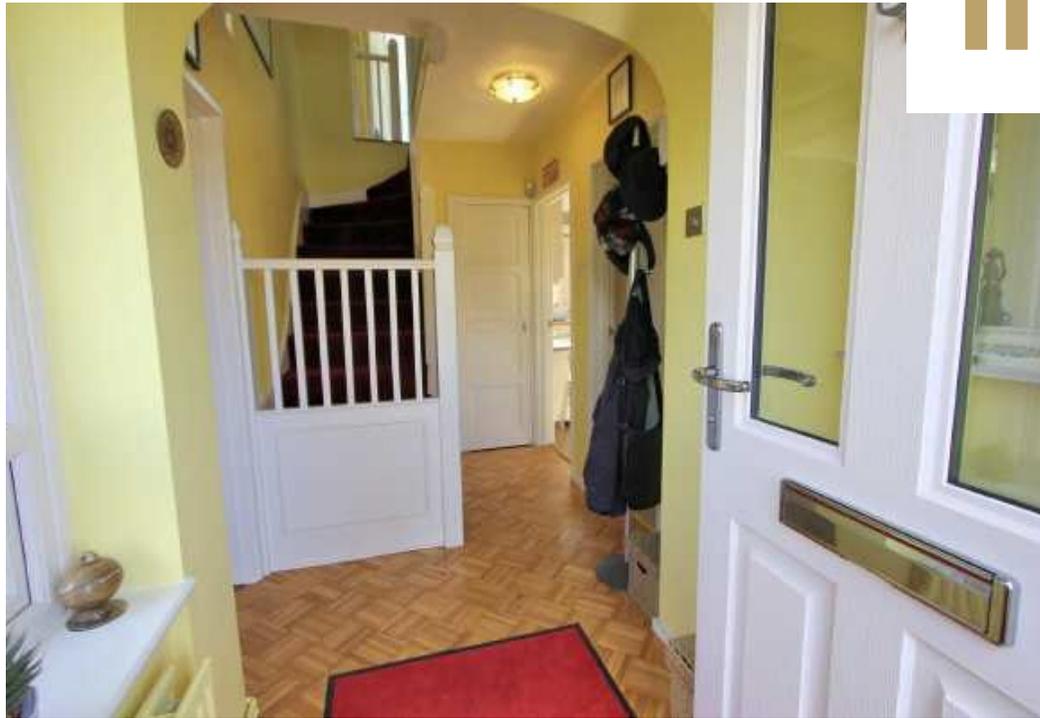
There are well-equipped play areas for children & facilities for teenagers & adults to participate in a wide range of pastimes. The village is well-established & has a long history with a mixture of traditional & modern housing.

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Total area: approx. 199.1 sq. metres (2143.0 sq. feet)

Includes garage area
Plan produced using PlanUp.



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