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# High Street, Wootton, NN4 6LL

£399,000 Cottage

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**Platinum Trusted Service Award**

Based on service ratings over the past year

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Department: Sales

Tenure: Freehold







## Property Summary

Old Vine Cottage is a Grade II Listed character property with a large established garden situated in old Wootton Village. It has been in the same ownership since 1971 and is now being offered with no onward chain.

## Features & Utilities

- ✓ Character Cottage
- ✓ Large Garden
- ✓ Garage & Parking
- ✓ Two Reception Rooms
- ✓ Study
- ✓ Kitchen / Breakfast Room
- ✓ Pantry
- ✓ Grade II Listed
- ✓ No Onward Chain

# Property Overview

Old Vine Cottage is a Grade II Listed character property with a large established garden situated in old Wootton Village. It has been in the same ownership since 1971 and is now being offered with no onward chain.

The front door opens into a reception area and then into the dining room with fireplace, ceiling beam and built in cabinet. The cosy lounge has the same features. With a lovely outlook over the garden, the 14'7 kitchen / breakfast room has space for a table and is truly the hub of the house and leading from it, the 8'2 x 5'9 pantry with a range of cupboards and shelving plus a quarry tiled floor. Lastly on the ground floor is the study with fitted desk, cupboard and drawers also overlooking the garden which is accessed via a stable door.

Upstairs there are three good sized bedroom all with built in wardrobes and one with a window seat overlooking the garden. The bathroom has a period style suite in keeping with the character of the cottage.

The garden is the real highlight of this property and it extends to the side and rear. Featuring pathways, arches, seating areas, lawn and a host of established trees, bushes, plants and flowers combining to create the quintessential cottage garden. There is a gated driveway in front of the garage plus a garden shed and workshop.

EPC Exempt. Council Tax Band E.

Agents Notes: Under Section 21 of The Estate Agents Act, we are obliged to inform you that the vendor of this property is related to an employee of Jackson Grundy Estate Agents.

## GROUND FLOOR

**DINING ROOM** 4.09m x 2.87m (13'5" x 9'5")

**LOUNGE** 4.04m x 2.97m (13'3" x 9'9")

**KITCHEN / BREAKFAST ROOM** 2.77m x 4.44m (9'1" x 14'7")

PANTRY 1.75m x 2.49m (5'9" x 8'2")

STUDY 3.40m x 1.73m (11'2" x 5'8")

#### FIRST FLOOR

BEDROOM ONE 4.50m x 2.74m (14'9" x 9')

BEDROOM TWO 3.45m x 3.73m (11'4" x 12'3")

BEDROOM THREE 2.44m x 4.42m (8' x 14'6")

BATHROOM 2.44m x 2.57m (8' x 8'5")

#### OUTSIDE

#### GARDENS

#### PARKING & GARAGE

#### MATERIAL INFORMATION

Type – Cottage

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains



Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Parking, Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

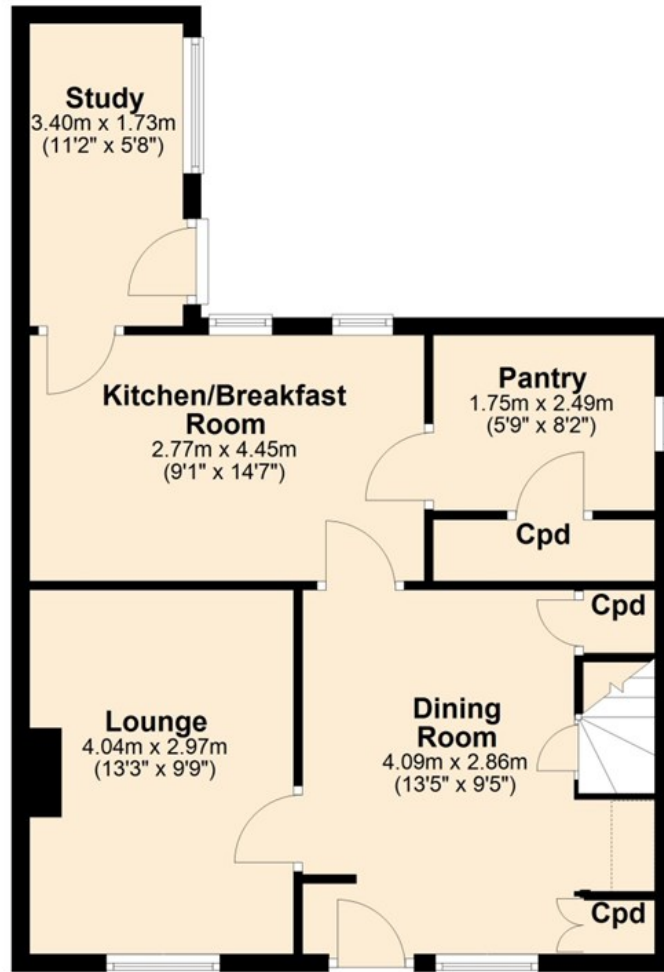
#### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

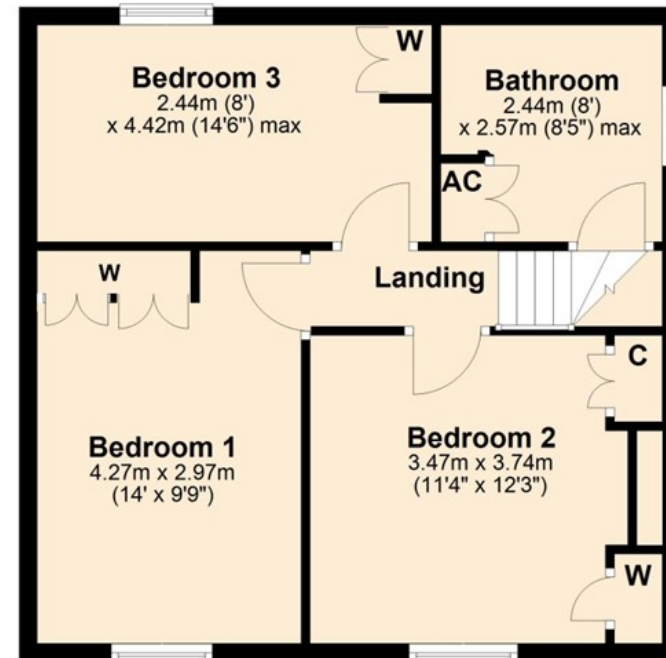
## Ground Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



## First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



Total area: approx. 102.5 sq. metres (1103.3 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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