



Woodlake Cottage, High Meadow, Dry Doddington

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 OLIVER REILLY







# Woodlake Cottage,High Meadow, Dry Doddington

Guide Price £650,000

- SUBSTANTIAL DETACHED FAMILY HOME
- EXECUTIVE PRIVATE ROAD SETTING
- SPACIOUS DINING KITCHEN & THREE RECEPTION ROOMS
- GENEROUS DRIVEWAY & DETACHED DOUBLE GARAGE
- EASE OF ACCESS ONTO A1 & TO AMENITIES
- FOUR DOUBLE BEDROOMS & TWO EN-SUITES
- CAPTIVATING 1.3 ACRE PLOT: SUITABLE FOR EQUESTRIAN USE
- GF W.C, UTILITY & FIRST FLOOR BATHROOM
- GREAT SCOPE TO SIGNIFICANTLY EXTEND. (STPP)
- FAR REACHING COUNTRYSIDE VIEWS! Tenure: Freehold. EPC 'D'

TAKE A SLICE OF THE GOOD LIFE WITH BEAUTIFUL BREATH-TAKING VIEWS...!

What a treat we have in store for you here! Take a look at this exceptional detached family-sized residence. Showcasing a substantial layout in EXCESS of 2,000 square/ft, promising MUCH MORE THAN MEETS THE EYE!

If you're searching for SPACE, SCOPE & SERENITY then you need to visit 'Woodlake Cottage'. Not only does it provide an expansive and versatile layout, it's captivated by a MAGNIFICENT 1.3 ACRE PRIVATE PLOT. With a SOUTH FACING REAR GARDEN and an immense outlook over the rolling countryside.

All situated in the charming, idyllic village of Dry Doddington. Perfectly positioned for ease of access onto the A1, with great links to Newark (6 miles), Grantham (8 miles) and two well-served villages in Long Bennington and Claypole, both 3 miles away.

The copious yet free-flowing internal accommodation comprises: An inviting reception hall, a ground floor W.C, SPACIOUS 25 FT living room, separate dining room, a sizeable study, an extensive dining kitchen and separate utility room.

The lovely galleried-style first floor landing hosts FOUR DOUBLE BEDROOMS. Two of which are enhanced by EN-SUITE SHOWER ROOMS and a three-piece family bathroom.

Externally.. Where do we start?... The tremendous private setting, enviable outlook over the Vale Of Belvoir and exciting potential all amount to an AMAZING SOUTH-FACING PLOT. Promising endless possibilities, including use for equestrian purposes and (non-permanent) stabling. There is sufficient side and rear space for a large extension. Subject to relevant planning approvals.

The front aspect welcomes a GENEROUS BLOCK PAVED DRIVEWAY and access into a DETACHED DOUBLE GARAGE. The WONDERFUL WRAP-AROUND PLOT leaves much for your imagination!

This eclectic cottage-like home is truly SOMETHING SPECIAL! Amounting to a serene retreat that is encompassed by its PICTURESQUE POSITION and endless opportunities! Viewings are strictly ESSENTIAL!



RECEPTION HALL:	19'5 x 9'1 (5.92m x 2.77m)
GENEROUS LIVING ROOM:	25'1 x 14'7 (7.65m x 4.45m)
INNER HALL:	7'8 x 4'10 (2.34m x 1.47m)
GROUND FLOOR W.C:	7'8 x 3'6 (2.34m x 1.07m)
DINING ROOM:	13'1 x 11'5 (3.99m x 3.48m)
SPACIOUS DINING KITCHEN:	14'10 x 12'3 (4.52m x 3.73m)
UTILITY ROOM:	8'10 x 6'2 (2.69m x 1.88m)
GALLERIED FIRST FLOOR LANDING:	16'7 x 9'4 (5.05m x 2.84m)
With loft hatch access point. Providing a pull-down ladder, extensive boarding and lighting. Ensuring generous storage space.	
MASTER BEDROOM:	14'8 x 14'1 (4.47m x 4.29m)
MASTER EN-SUITE:	9'9 x 5'2 (2.97m x 1.57m)
BEDROOM TWO:	12'10 x 12'3 (3.91m x 3.73m)
Max measurements provided.	
EN-SUITE SHOWER ROOM:	9'4 x 4'6 (2.84m x 1.37m)
BEDROOM THREE:	14'8 x 10'8 (4.47m x 3.25m)
BEDROOM FOUR:	12'3 x 8'7 (3.73m x 2.62m)
FAMILY BATHROOM:	9'9 x 7'7 (2.97m x 2.31m )
DETACHED DOUBLE GARAGE:	18'10 x 18'3 (5.74m x 5.56m)
Of brick built construction, with a pitched tiled roof Accessed via two electric roller garage doors. Equipped with power, lighting and extensive open boarded loft space. A left sided wooden personal door opens into the side garden.	







**EXTERNALLY:**  
The property commands an enviable position at the head of a quiet and sought-after private road development. Occupied by a total of four properties. The house stands on an approximate 1.3 acre private plot. The front aspect is greeted with an EXTENSIVE block-paved driveway, via a brick walled/ pillared entrance. Giving access into the DETACHED DOUBLE GARAGE. With EV charger at the front and the detached oil tank located behind. The beautifully established front garden is laid to lawn, hosting a variety of plants and shrubs, with partial gravelled borders and a hedged front boundary. There is personal access to the right side elevation and a five-bar gated entrance to the left side elevation, leading into the SUBSTANTIAL SOUTH FACING REAR GARDEN. Predominantly laid to lawn and left for you to use for a variety of purposes. Suitable for equestrian uses. The garden hosts a lovely wrap-around patio, with various external lights and an outside tap. Enjoying the best view in the house, overlooking the rolling countryside and the Vale of Belvoir. There is a large timber workshop and attached potting shed, quipped with power and lighting. The bottom of the garden enjoys a variety of productive Plum, Pear, Apple and Apricot trees. There are hedged side and rear boundaries, captivated by its marvellous picturesque setting.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides oil fired central heating and uPVC double glazing throughout.  
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 2,030 Square Ft.**  
Measurements are approximate and for guidance only.

**Tenure: Freehold.**  
Sold with vacant possession on completion.

**Local Authority:**  
South Kesteven District Council.

**Council Tax: Band 'F'**

**EPC: Energy Performance Rating: 'D' (67)**  
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities: Dry Doddington:

The sought-after semi-rural village of Dry Doddington, is conveniently located, with ease of access onto the A1, approximately 8 miles from Grantham and 5 miles from Newark-on-Trent, where there is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. The village has a popular community hall and historic St. James Church, which can be easily appreciated from this particular property, with views reaching over the village green. The two nearby villages of Long Bennington (2 miles away) and Claypole both offer a wealth of excellent amenities, including local shops, doctors surgery with pharmacy, Hairdressers, Primary School's, public houses and restaurants.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

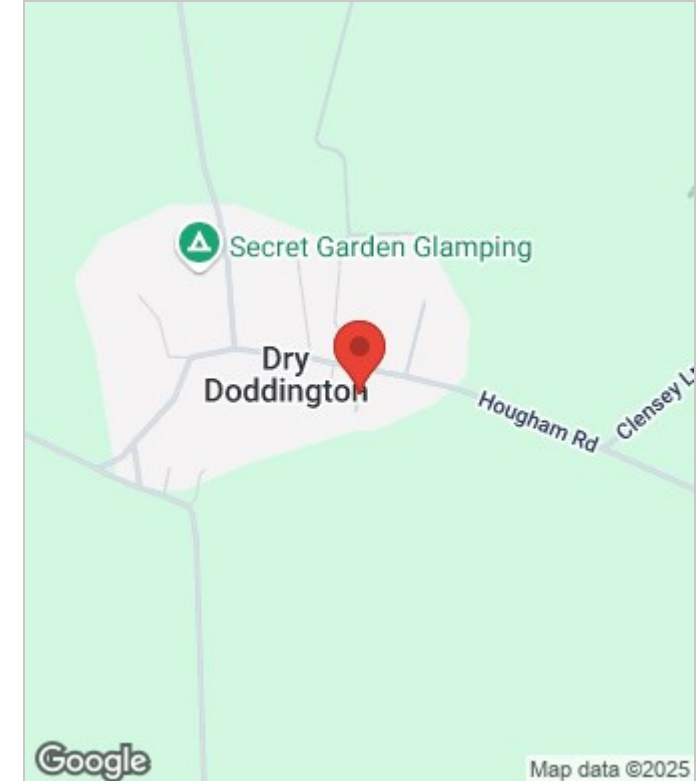
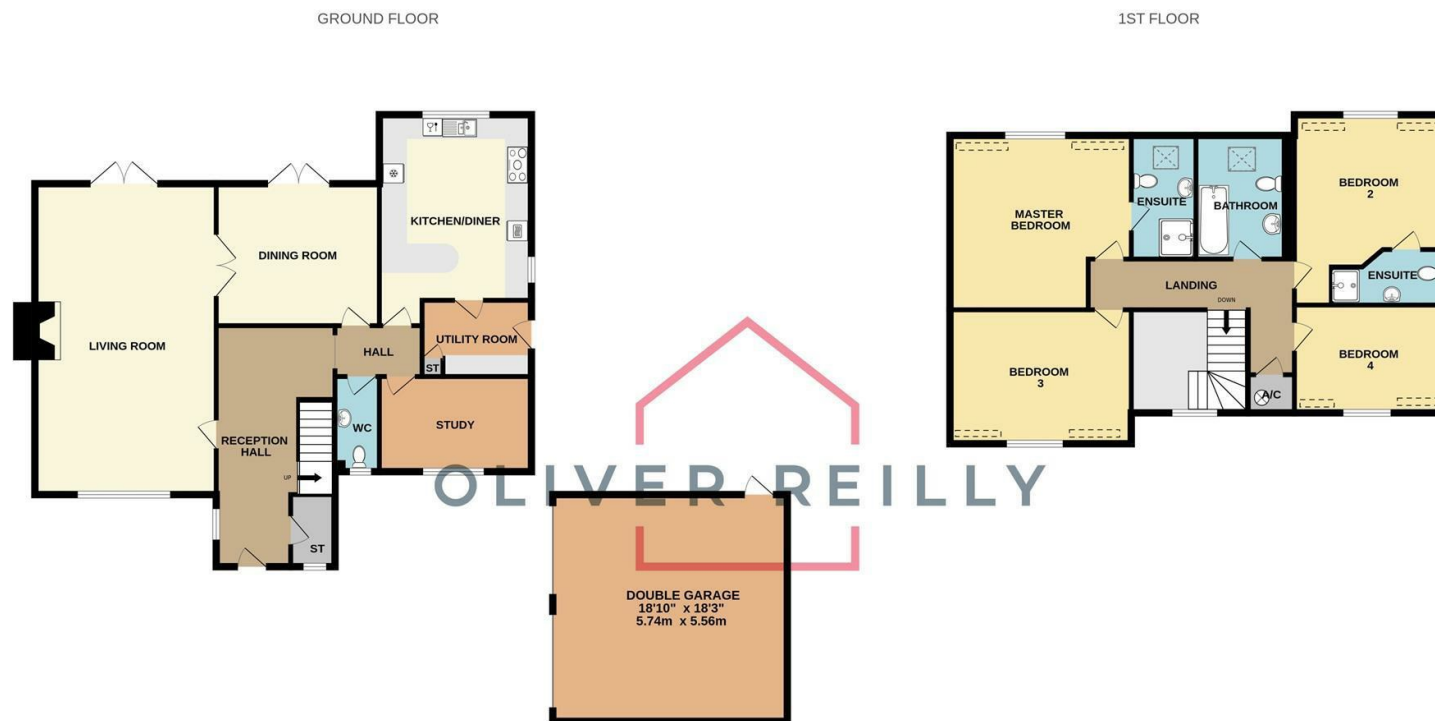
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

