



# 3, Watton House

Watton at Stone,  
SG14 3NZ  
£389,999

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properties



A nicely presented two DOUBLE bedroom GROUND FLOOR apartment within this exclusive Victorian Manor House formerley the residence of Sir Nigel Gresley.

## Accommodation

### Main reception Hall

Solid main entrance door leading to spacious main reception hall with feature staircase, entrance door to apartment.

### Hall to apartment

Solid entrance door to Hall with built in cupboard, wood style floor, radiator.

### Superb living room

17' 11" x 16' 1" (5.46m x 4.90m)

Wide window and door overlooking grounds, wood style floor, window to second aspect, radiator.

## Kitchen

10' 6" x 10' 3" (3.20m x 3.12m)

Fitted kitchen consisting range of base and eye level cupboards, sink unit with adjacent granite work surfaces, fitted hob and oven with extractor, plumbing for washer and dishwasher, part tiled walls, radiator, window to front.

## Master bedroom

17' 9" x 10' 9" (5.41m x 3.28m)

max, large window with views across grounds, range of fitted wardrobes, wood style floor, radiator.



### Ensuite shower room

With shower, wash hand basin, wc, tiled walls.

### Bdroom Two

16' 7" x 9' 4" (5.05m x 2.84m)

Window to side, radiator, wood style floor.

### Bathroom

Suite consisting of bath, wash hand basin, wc, fully tiled walls, tiled floor, heated towel rail.

### Outside

### Garage

The property has its own garage and allocated car standing space.

### Grounds

The communal grounds and woodland are a particular feature extending to approximately three acres with southerly facing rear terrace overlooking extensive lawn, flower beds shrubs, mature trees and woodland , a santury for wildlife.

### Agents notes

Lease details, 999 years from 2020.

There is a service charge of £2049 per annum.

The owner of the property will receive a share of the freehold.





## Floor Plan

Total floor area 84.0 sq. m. (904 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## Viewing by appointment only

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