



# South Lodge

## Wood Norton

Guide Price : £495,000

- Fabulous Grade II listed Gate House
- Fully Refurbished
- Period Features Through-Out
- Far reaching views over countryside
- Landscaped gardens with mature planting
- Desirable Village Location
- Within the grounds of Richmond Wood Norton retirement village yet independent from it

Nigel Poole  
& Partners

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**\*\*FABULOUS FULLY REFURBISHED DETACHED GRADE II LISTED GATEHOUSE WITH STUNNING COUNTRYSIDE VIEWS, GENEROUS GARDENS IN A DESIRABLE LOCATION\*\*** Set within the grounds of the stunning Richmond Wood Norton retirement village yet independent from it stands South Lodge. Fully refurbished, high quality finish but still adorned in original features throughout this fabulous gatehouse is a must see. Internally the property boasts 2 double bedrooms, family bathroom, lounge, modern fully fitted kitchen diner, downstairs wc and home office. Externally it benefits from fabulous rear and side landscaped gardens which offer a mix of well planted mature trees, plants and shrubs with hedged and fenced borders. External storage room and plenty of off street parking. All of which complimented with far reaching views of open countryside.

### Porch

Minton Tiles underfoot. Windows to the front, side, and rear aspect.

### Entrance Hallway

Carpet underfoot, radiator, doors to WC, lounge, and dining room.

### Sitting Room

Triple Aspect, Single glazed windows (with secondary glazing) to the front and 2 side aspects. Carpeted underfoot, radiator.

### Lounge

Dual Aspect single glazed windows (with secondary glazing) front and rear aspect. Carpeted underfoot, feature fireplace with electric fire, marble hearth and surround. Access to kitchen/diner. Patio door to rear garden.



### Kitchen

Wood affect flooring underfoot, high quality finish throughout. Mix of wall and base units with solid work granite work top over, integrated double oven, fridge freezer. Dish washer, washing machine, hob with extractor over. Stainless steel wash hand basin with mixer tap over, radiator. Single glazed windows (with secondary glazing) to front and side aspects. Doors leading to external and downstairs office, patio doors onto decking.

### Office

Single glazed window (with secondary glazing) to the rear aspect, wood affect flooring underfoot, radiator.

### Landing

Carpet underfoot, doors to bedroom 1, bedroom 2, and bathroom. Single glazed window (with secondary glazing) to the rear aspect.

### Bedroom 1

Carpet underfoot, single glazed window (with secondary glazing) to the front aspect. Radiator.



## Bedroom 2

Fabulous views overlooking countryside. Carpet underfoot, Single glazed window (with secondary glazing) to the rear aspect. radiator.

## Downstairs WC

Tile underfoot, low flush WC, wash hand basin, single glazed window (with secondary glazing) to the rear aspect.

## Family Bathroom

Tiled underfoot flooring, single walk in shower, bath, integrated vanity unit, low flush WC, wash hand basin, heated towel rail, single glazed window (with secondary glazing) to the side aspect.

## Front Garden

Private drive leading to block paved and tarmac drive with generous parking space. Outside lights, lawned area with borders and plants, trees and shrubs.

## Rear Garden

Decking and Patio Area. Beautiful views over open countryside. Lawned area with mature trees, borders with plants and shrubs, brick built outbuilding, garden shed, outside lights and taps.

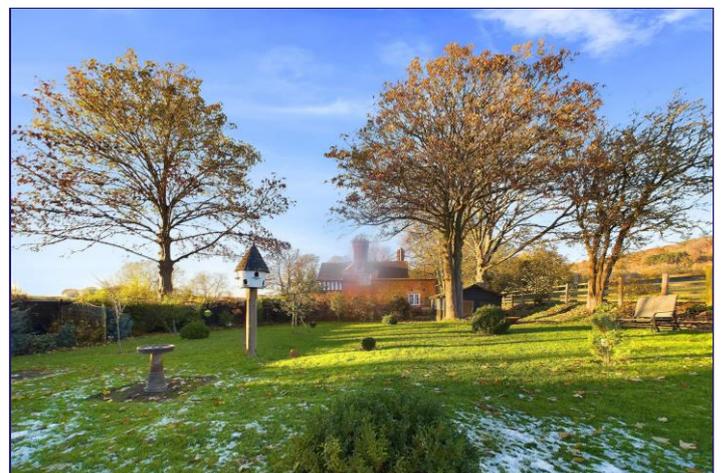
## Tenure: Freehold

## EPC Rating: C

## Council Tax Band: E

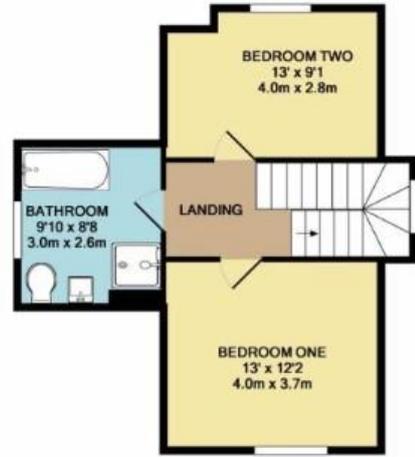
## Broadband and Mobile Information

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR11 4TE





GROUND FLOOR  
APPROX. FLOOR  
AREA 801 SQ.FT.  
(74.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

SOUTH LODGE, WOOD NORTON, WR11 4TY  
TOTAL APPROX. FLOOR AREA 1237 SQ.FT. (114.9 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**MISREPRESENTATION ACT 1991**

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N446 Ravensworth 01670 713330

