

# HERITAGE MANOR REALTY

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## SPACIOUS CUSTOM RANCH IN THE COUNTRY

303 STODDARD ROAD  
HAMPTON, NY 12837

**\$195,000**

(mls#163662)



**Beautiful, unique hillside ranch. Peaceful country setting on 1 acre. You'll find the privacy and tranquility you've been looking for right here. Come inside and relax in front of the floor to ceiling brick fireplace, the focal point of the stunning great room. Take the photo tour and then come see this custom home for yourself.**



**Step into this amazing (25x25) great room and let all the cares of the world fade away. Let the beautiful fireplace warm your body & soul!**





**Formal dining room  
Pass through from kitchen to breakfast room.**





**Country kitchen  
Casual dining room could also be den or family room.**





**This wood paneled room is great spot for a den or workout room. The hardy wood stove provides ample heat for this great family room.**





**Master bedroom**  
**Walk in closet and sink off master bedroom**





**Full Bath  
Bedroom #2**





**Bedroom #3**  
**Beautifully tiled bath**







**View from the front covered balcony!**



**Sliding doors open to this private back yard deck  
Steps lead to the pool surrounded by deck**





**Peaceful & tranquil back yard and storage shed**



## **Easy access to the quaint village of Granville**



**How about taking a step back in time and experience country life like it used to be. Friendly town, friendly people, safe neighborhoods, rural Americana is alive and well here in Granville. It's a wonderful life!**

**Country fairs, New England villages, general stores and fall foliage that is rated among the top 10 in the Northeast.**

**If you like hunting, fishing, horseback riding, snowmobiling, 4-wheeling, antique shopping, kayaking, skiing etc. then this is the place for you! Granville is about 60 miles from Stratton, Killington, Okemo, Gore and Bromley ski resorts. About 45 miles or less to Saratoga race track, Lake George, Manchester Vt. and West Mountain ski area (lighted for night skiing.)**

**COME DISCOVER THIS HIDDEN GEM FOR YOURSELF.**