



## 2-STORY CUSTOM HOME ON 16.712 ACRES WITH POND FOR SALE IN CAROLINE COUNTY VA!

### WITHDRAWN

For immediate assistance with this listing call Caleb Hooker at 757-810-5303 or Jacob Oliver at 804-380-6224.

**3 bedroom/2.5 bath custom built home on 16.712 acres with a pond, timber, and privacy only minutes south of the Virginia Railway Express (VRE) Spotsylvania Station in Woodford, VA! Call Caleb Hooker at 757-810-5303 or Jacob Oliver at 804-380-6224 to schedule a showing today!!**

Mossy Oak Properties is pleased to present to you a great opportunity to own this home in a great location in Caroline County. This property is tucked away off Woodford Road at the back of this spacious 16.712 acres parcel in Woodford, Virginia. If you are looking for plenty of space to enjoy, grow, and have the privacy and tranquility of a rural setting, this home and property are for you! The home sits at the back of this 16+ acre parcel behind the 10+ acres of mature timber that covers the front two thirds of the property. A small stream cuts through the timber that opens at the back to the home and yard. A pond area features plenty of space to set up a sitting and viewing area and a natural spring near the back of the property offers opportunity for increasing the size in the future!

As you enter the 1st floor of this custom-built home you will notice the spacious 20 x 13.5 feet living room to your right offering views out the window to the front yard and pond beyond. To the left is the cozy family room with a beautiful stone fireplace featuring a wood burning stove insert fitted with a heat blower for warm fireside evenings on those cool nights! The dining room is located just off the family room and the large 21 x 10 feet galley style kitchen. The downstairs half bath sits at the end of the kitchen area and features plenty of space for future remodel ideas!

At the top of the stairs and to your right you will find the spacious primary bedroom complete with two separate closets and the entrance to the large ensuite. The ensuite features washer and dryer hookups and NEW GE washer and dryer that are negotiable in the sale of the home. Out into the hallway you will find a linen closet on the left and the second full bath on your right. The hallway then leads to two large bedrooms on the other end of the home both with large step in closets.

This property is ideally situated for convenient access to Fredericksburg and Northern Virginia! Conveniently located just 16 minutes south of the Virginia Railway Express (VRE) Spotsylvania Station and just 12 minutes from the Thornburg Exit #118 on I-95, access to downtown Fredericksburg and Northern Virginia are a short drive away while enjoying the peace of country living!

Links of Interest:

Fredericksburg, Virginia: <https://www.fredericksburgva.gov/>

Caroline County, Virginia: <https://co.caroline.va.us/>

Virginia Railway Express (VRE) Spotsylvania Station: <https://www.vre.org/service/stations/spotsylvania/>

Mattaponi Wildlife Management Area: <https://dwr.virginia.gov/wma/mattaponi/>

### MORE DETAILS

**Address:**

10531 Woodford Rd  
Woodford, VA 22580

**Acreage:** 16.7 acres

**County:** Caroline

**MOPLS ID:** 40086

**GPS Location:**

38.115523 x -77.401888

**PRICE: \$414,900**

### CONTACT AGENT



**CALEB HOOKER**

AGENT

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