



Orchard House  
Epperstone Road | Oxton | Nottinghamshire | NG25 0SQ



# Orchard House

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- GRADE II LISTED COUNTRY HOUSE
- SIX RECEPTION ROOMS
- FARMHOUSE KITCHEN WITH AGA
- FIVE DOUBLE BEDROOMS
- FOUR BATHROOMS
- TWO FURTHER ATTIC ROOMS
- SUPERB HOME OFFICE & RANGE OF OUTBUILDINGS
- EXTENSIVE GARAGING FACILITIES
- BEAUTIFUL GARDENS & TENNIS COURT

## DESCRIPTION

A classic Grade II listed Georgian residence situated on the edge of the well regarded village of Oxton. The property is set within mature formal gardens and grounds and offers beautiful period accommodation arranged over three levels. Over recent years the property has been subject to an extensive course of upgrading and modernisation by the current owners now providing a high quality and comfortable living environment ideal for modern day family occupation.

## ACCOMMODATION

Internally the property offers a wealth of period features, echoing the elegance and grace from the era of construction including period feature fireplaces, sash windows and generously proportioned rooms. In viewing this home you will instantly appreciate that the property has been extremely well maintained and offers all the ingredients for a superb family home.













## GROUND FLOOR

To the ground floor a reception hallway provides instant access to the principal living accommodation including a front snug and drawing room which opens into a formal dining room - this property is ideal for entertaining. To the rear of the ground floor is a generous garden room which benefits from French doors providing direct access to the gardens. Without doubt the heart to the home is the recently fitted farmhouse kitchen with AGA with an excellent range of wall and base mounted units featuring integrated appliances and a central island unit. Leading off the kitchen is an adjacent breakfast room and morning room both of which enjoy views over the gardens. The ground floor accommodation is completed with practicalities including a utility room/pantry, ground floor shower room and access to a cellar.

## FIRST & SECOND FLOOR ACCOMMODATION

A traditional staircase rises to the first floor where a central split level landing provides access to a stunning master bedroom suite being a light and spacious room with four sash windows providing dual elevations, and benefitting from an adjacent dressing room with walk-in wardrobe and generous high quality en suite bathroom. Also on this floor is a guest bedroom with en suite as well as three further double bedrooms which share the use of a high quality family bathroom. Stairs continue to the second floor which provides an additional two attic rooms which provide extra bedroom accommodation if required but are currently utilised as a further sitting room and storage room.

## GARDENS & GROUNDS

Orchard House sits within mature gardens and grounds which wrap around the whole property, mainly laid to lawn with a nice variety of mature trees and specimen shrubs. The property is approached via

a gated sweeping gravelled driveway providing a 'sense of arrival' and leading to a gravelled forecourt providing ample off road parking for numerous vehicles as well as access to an excellent range of traditional outbuildings and garaging facilities. The detached brick built outbuildings have been part converted and now provide excellent facilities including an external utility room, boiler room, former stable/useful store, gardeners WC, as well as a superb home office with adjacent games room/vehicle showroom. This property would be ideal for those with a requirement to work from home. The outbuildings may also offer potential for alternative uses/annexe accommodation if required subject to the relevant planning permissions being granted. The property also enjoys an attractive recently constructed oak-framed three bay garage/carport. To the rear of the property is an all weather tennis court.

## LOCATION

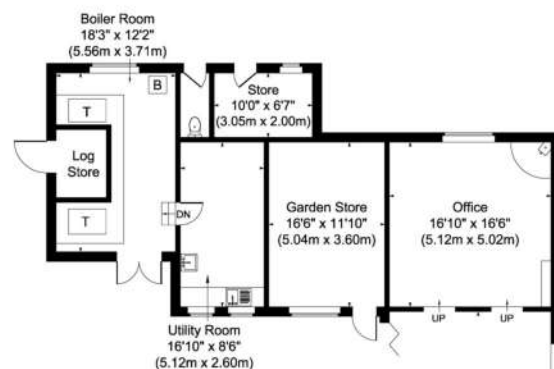
Oxton is a highly regarded village set in relatively unspoilt, undulating Nottinghamshire countryside some 7 miles or so the east of Nottingham. The village offers a useful range of amenities which include a general store/post office, two village inns, an active church community and various clubs and societies. There are various options for local high grade schooling including being catchment for Southwell Minster and Oxton has a daily bus service to the highly acclaimed Nottingham High Schools. Close to hand there are more extensive amenities and professional services in the market town of Southwell and there are various road and rail options for access to further regional centres. Swift rail access to the city of London can be found at nearby Nottingham and Newark stations.

## TENURE

Freehold.

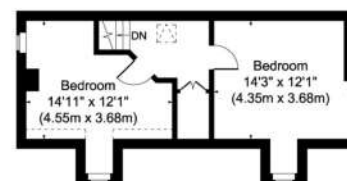
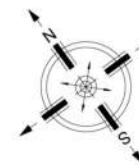






Outbuilding

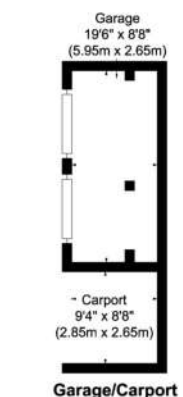
**Orchard House, Oxton**  
**Approximate Gross Internal Area**  
 Main House = 409 sq.m/4404 sq.ft  
 Garage/Carport = 24 sq.m/260 sq.ft  
 Outbuilding = 126 sq.m/1351 sq.ft  
 Total = 559 sq.m/6015 sq.ft



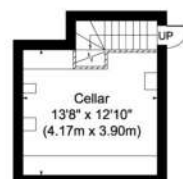
Second Floor



First Floor



Garage/Carport



Cellar



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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