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Upton Fields House
Upton Road | Southwell | Nottinghamshire | NG25 0QA

Upton Fields House

Upton Fields House is a unique, substantial and imposing country house dating back to 1938.

- FINE & SUBSTANTIAL COUNTRY HOUSE
- EXTENSIVE SOUTH FACING GARDENS & GROUNDS
- FIVE RECEPTION ROOMS
- NINE BEDROOMS & SIX BATHROOMS
- WEALTH OF ORIGINAL FEATURES
- EXTENSIVE RANGE OF GARAGING & OUTBUILDINGS (1.5 ACRES)
- OUTDOOR HEATED SWIMMING POOL
- WELL REGARDED EDGE OF TOWN SETTING

DESCRIPTION

Built originally for the Bishop of Southwell and constructed by hand, internally and externally by craftsmen using engineering brick, artisan woodwork in rich African and English hard woods and stained glass, it is set in extensive formal gardens and grounds affording a high degree of privacy. The well presented accommodation is arranged over three levels showcasing an array of original features, including high ceilings, bespoke joinery, feature fireplaces, art deco bathroom together with extensive outbuildings and pool.

GROUND FLOOR ACCOMMODATION

The impressive front of the property faces due south and is approached from the drive across a small bridge over a pond and York Stone terraces from which you enter into a grand reception that is a work of art and provides an immediate indication of the calibre of this country home. The ground floor accommodation provides natural light with a natural flow of rooms and interesting mix of character features. There are three formal reception rooms, as well as a morning room/conservatory. Without doubt the heart to the home is the superb bespoke country kitchen, opening into an impressive vaulted dining area, and continuing further into an adjacent oak framed garden room – these three spaces offer an ideal environment for modern day family living. The ground floor accommodation is completed with a rear entrance hall, two guest cloakrooms, utility room and boiler room.









FIRST FLOOR ACCOMMODATION

A wide sweeping elegant French polished period staircase rises to the first floor where an impressive landing showcases an original feature stained glass window from a 19th Century Chapel. The first floor provides four generous double bedrooms, an original art deco family bathroom with hand painted tiles and a separate toilet together with a large airing cupboard.

SECOND FLOOR ACCOMMODATION

A further staircase rises to the second floor which offers five good sized bedrooms, all of which benefit from high quality en-suite shower rooms surrounding a central communal room. The front three bedrooms offer spectacular uninterrupted views over open countryside to the race course and beyond.

FORMAL GARDENS & GROUNDS

The property stands in extensive mature south facing gardens and grounds extending to approximately 1.5 acres. The grounds are well maintained with heavily stocked borders, mature trees and a high degree of privacy. There is an extensive south east facing terrace adjacent to the garden room which has the benefit of privacy and morning through to evening sun making it a first class area for outdoor entertaining. The terrace also sits adjacent to the outdoor heated swimming pool. The property is accessed through electric gates with the main formal driveway sweeping down past an oak summer house concluding at a forecourt in front of the property providing off road parking for a number of vehicles. A secondary driveway around the rear of the property provides access to a further well screed parking area and extensive four car garage with electric up and over doors, security alarm and showroom lighting. In addition to the garage is a further detached brick-built barn providing excellent garden storage and workshop facilities benefiting from its own water, gas and electricity services, it would easily lend itself to conversion for a variety of other uses, subject to planning. The grounds are without doubt a stunning feature of this property providing far reaching country views.

LOCATION

Southwell is a thriving Minster town between the main centres of Nottingham and Newark on Trent, having a useful range of amenities and professional services grouped principally along the period street scenes of Queen Street and King Street leading through Market Place to The Burgage. Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities. Newark on Trent offers an extended range of amenities and professional services grouped principally around the cobbled market square and from Newark, there is a useful connection to the A1 road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 75 minutes or thereabouts.

SERVICES

Mains gas fired central heating, electricity, water and drainage are all understood to be connected.

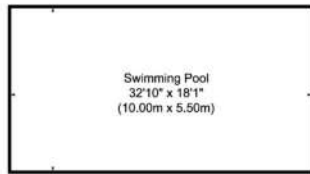
TENURE

Freehold.

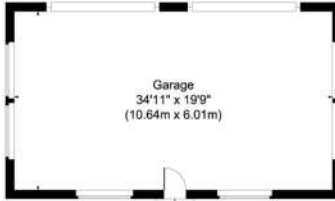




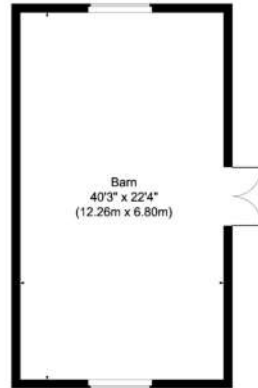
Upton Field House, Southwell
Approximate Gross Internal Area
 Main House = 508 sq.m/5477 sq.ft
 Garage = 64 sq.m/688 sq.ft
 Barn = 84 sq.m/900 sq.ft
 Total = 656 sq.m/7065 sq.ft



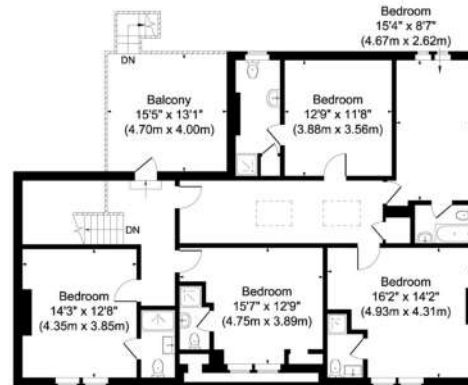
Swimming Pool



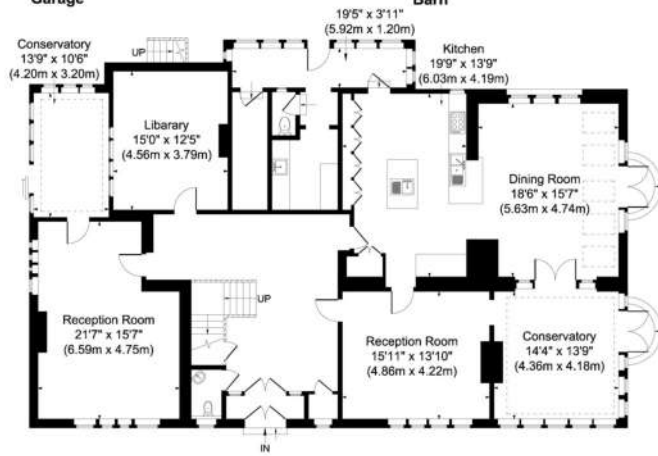
Garage



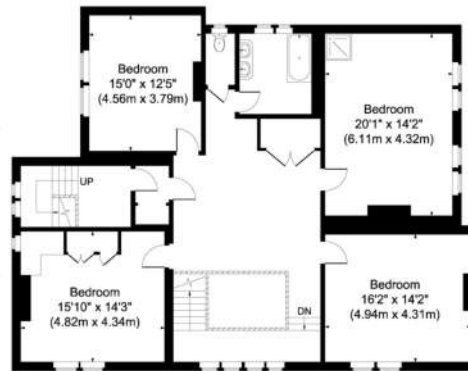
Barn



Second Floor



Ground Floor



First Floor

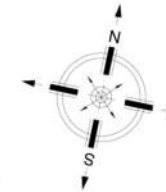


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		



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