



Race View 7 The Close
Upton | Newark | Nottinghamshire | NG23 5SS

FINE & COUNTRY

RACE VIEW 7 THE CLOSE

A skilfully extended and stylishly presented 5 bedroomed detached house - seamlessly creating a versatile and contemporary living space perfect for family life.



KEY FEATURES

Race View is a skilfully extended and stylishly presented detached house positioned in a cul de sac location, offering the versatility of 3 reception rooms, a spacious living kitchen and 5 bedrooms covering 2606 sq.ft - seamlessly creating a versatile and contemporary living space perfect for family life. Furthermore, enjoying a .28 acre plot and as the name suggests has far reaching south/westerly views from the rear of the house and garden towards Southwell race course.

THE ACCOMMODATION

As you step inside, you are greeted by an inviting reception hallway having a guest cloakroom, the hallway flows into a well placed dining room which enjoys a view over the garden and surrounding countryside via patio doors. The dining room then connects to the sitting room and the spacious living kitchen - a key feature is that these rooms extend across the rear of the property, all having access to the garden and the stunning views. The sitting room has a working fire adding a touch of refined coziness, a dual aspect inviting natural light and has the feature of an HD projector - making for a superb room to watch a movie.

The spacious living kitchen is a focal point of this contemporary and versatile home, ideal for the family or for entertaining - this kitchen is thoughtfully equipped having features such as larder fridge, twin ceramic butler sink with insinkerator, prep sink and feature range cooker to name a few. Furthermore, there is a well presented utility room which functions as a second kitchen, a study and a family room with access to a shower room - offering the ability to function as a ground floor bedroom if needed.

The principal bedroom is a true sanctuary, featuring a 'Juliet balcony with superb views, a luxury ensuite bathroom and a superb walk-in dressing room. A spacious bedroom 2 also boasts an ensuite bathroom, additionally there are 3 further bedrooms - one of which also enjoys the feature of a Juliet balcony. A well presented bathroom having a separate shower cubicle completes the first floor.









SELLER INSIGHT

“Our first encounter with Race View was a fortuitous accident,” say the current owners. “Our car broke down on our way through Upton and as we were waiting for breakdown recovery to come we took a stroll around the village. We came across this house for sale, and although we had no intention of moving, we fell in love with it immediately. The location took our breath away, with phenomenal views from the property across the Trent valley and Nottinghamshire.”

“The house itself had been much loved by the previous owner, who bought it off plan when it was built in the 1960s,” the current owners continue. “By the time we came to it, the house needed work, but the opportunity for renovation was fantastic. We had completed renovation projects in the past, but this was something else, offering the chance to create our dream family home in a stunning setting. So, we set about doubling the usable floor space as well as renovating the original part of the house. During the design process, we took care to make the best use of the vantage point the plot enjoys, with plenty of glazing to bring to life the view outside. Being south facing, the house is flooded in natural light, and with so many large windows to the rear we can take in all the subtleties of the view changing throughout the seasons. The vista over Southwell racecourse means we can take in the racing from the comfort and tranquillity of our own home.”

Not only peaceful, but sociable too, this is the ideal home for everyday life and entertaining alike. “We are fortunate to be in a large home which is flexible in terms of the space it offers,” the owners say. “When we have large gatherings, people can be in different pockets of the home whilst feeling the cohesiveness of the open living space – something which has also proved invaluable when our children have had friends round. Outside, the garden serves as an extension of the indoor living and entertaining space: the south facing patio immediately to the rear of the house is covered by an electric canopy for shade in the summer months, allowing for comfortable al fresco dining whatever the weather; while the deck towards the bottom of the garden takes in spectacular views of the adjacent fields and the medieval village church just a few metres away.”

Indeed, the local area has much to recommend it, too. “Despite the rural setting, we have everything we need nearby,” the owners say, “with the nearest town of Southwell within easy reach for schools and amenities. A bus service runs to popular schools such as Minster in Southwell and Nottingham High School, both of which are a big draw to the area for families. The village of Upton itself boasts a thriving tearoom, a friendly pub, and even the British Horological Institute based in Upton Hall with its museum, library and training centre for all things clock-related! Our favourite aspects of living here remain the beauty and tranquillity, however, with amazing walks right from the bottom of our garden – a footpath runs alongside the house down to the racecourse, or towards the neighbouring village of Rolleston for another pub or the train station.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















GARDENS & GROUNDS

Outside to the rear the garden showcases a large lawn with raised decked patio area enjoying superb far reaching south/westerly views over surrounding countryside and towards the village church. The garden echoes the theme of versatility found in the house and easily accessible from the property via 3 reception rooms - the garden is suitable for families, the keen gardener or for simply relaxing/entertaining. To the front of the property is a gated gravelled driveway which provides ample off-street parking for 3/4 vehicles.









LOCAL AREA

Upton is an attractive and desirable village set 3 miles to the East of Southwell, a location which offers relatively direct access into the regional centres of Newark and Nottingham. Upton has a vibrant village community with numerous social events centred around the cricket club, church and village hall. There is a children's play area, a well regarded village pub and the Horological Museum with popular Clock House Cafe & tea room. The village also lies within the catchment area of the Minster School in Southwell - the schooling in Southwell is of a renowned standard across the age ranges. Southwell is a thriving Minster Town, having an excellent range of amenities, sporting/cultural activities and professional services grouped principally along the period roads of Queen Street & King Street. Also close to hand is Newark on Trent, which offers an extensive range of amenities and direct rail access to the City of London via Newark Northgate station. Additionally convenient access can be gained to the A46 and A1 road networks.

INFORMATION

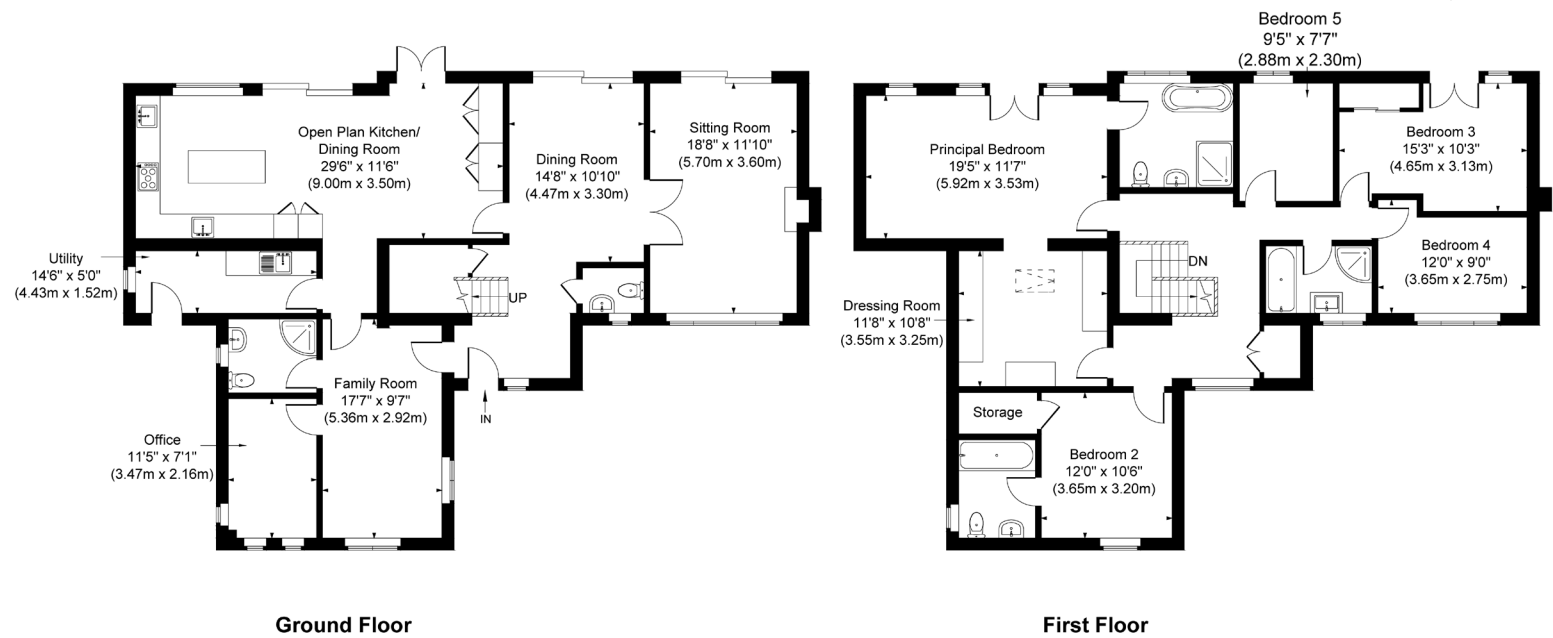
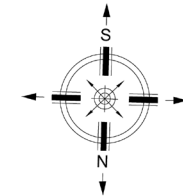
Services: Gas fired central heating, mains electricity, water and drainage are understood to be connected. We have not tested an apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure: Freehold

Local Authority: Newark & Sherwood District Council - Council Tax Band E

Directions: Please use what3words app - rice.boardroom. measure

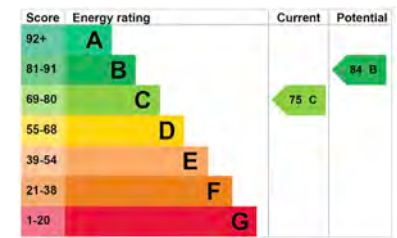
Race View, Upton
Approximate Gross Internal Area = 242 sq.m/2606 sq.ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 27.07.2023





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