

Drewetts House, Besthorpe NG23 7HL



GUIDE PRICE £375,000 to £400,000. A truly wonderful family home situated in a spectacular setting on an **overall plot size of more than 0.75 acres (subject to survey)**. A feature of this home is the large garden to the rear with delightful open countryside views. The property has three bedrooms, three reception rooms, kitchen, utility, cloakroom, shower room and garage. This superbly presented home is double glazed and has LPG central heating. Early viewing is essential.

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Situation and Amenities

Besthorpe is a charming semi-rural village, conveniently located for ease of access onto the A1133, with the neighboring villages of Gorton, Clifton, North Scarle and the extremely well-served village of Collingham close-by. There is also ease of access onto the A46 and A1. The village offers a charming nature reserve, 'The Lord Nelson' public house and community village hall. The nearest amenities in Collingham, are located approx. 2 miles away, which include: a highly regarded Primary School (John Blow), two public houses both with restaurant facilities, large Co-Operative store, further convenience store (One-Stop), Newsagents/Post Office, Butchers, Dentist, Medical Centre and Pharmacy. Collingham Railway Station serves the community of Collingham. Its passing tracks that stop at the station's two platforms are part of the Nottingham to Lincoln Line. Both the station and the trains that pass through are managed by East Midlands Trains. Besthorpe is located approximately 8 miles from Newark where there is a direct line railway station from Northgate to London Kings Cross taking from a little over an hour. Newark also has the Castle Station with trains running from Nottingham to Lincoln.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch has a window to the side elevation and doors providing access to the reception hallway and cloakroom. The porch has a ceramic tiled floor and a ceiling light point.

Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a WC and wash hand basin. The room has the same ceramic tiled flooring flowing through from the porch, part timber panelling to the walls, a ceiling light point and an electric panel radiator.

Reception Hallway 15' 10" x 6' 4" (4.82m x 1.93m)

The welcoming reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage area. The hallway provides access to the lounge, the dining room and kitchen, and has a ceramic tiled floor, a ceiling light point and a radiator.

Lounge 12' 2" x 11' 3" (3.71m x 3.43m)

This delightful reception room has a window to the side elevation and is open plan through into the garden room making both rooms particularly bright and airy. Both rooms enjoy spectacular views across the countryside. The focal point of the lounge is the fireplace with multi fuel burning stove inset. The lounge has wooden flooring, a ceiling light point and two radiators.

Garden Room 12' 0" x 10' 5" (3.65m x 3.17m)

The garden room, as previously mentioned, is open plan to the lounge and has triple aspect windows with a feature window to the rear enjoying views across the garden and open countryside. French doors lead out to the terrace. The garden room has the same wooden flooring as the lounge, recessed ceiling spotlights and a vertical radiator.

Dining Room 11' 4" x 9' 7" (3.45m x 2.92m) (plus door recess)

This charming reception room has dual aspect windows to the side and rear elevations, once again the view to the rear is spectacular. The dining room has a ceiling light point and a radiator.

Kitchen 13' 11" x 8' 1" (4.24m x 2.46m)

The kitchen has dual aspect windows to the front and rear elevations and is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and contrasting tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an oven, five burner gas hob with extractor hood above, and a dishwasher. In addition there is space for a vertical fridge/freezer. The kitchen has a high gloss ceramic tiled floor, kickboard heater and recessed ceiling spotlights. An opaque glazed door leads through to the utility room.

Utility Room 9' 7" x 5' 9" (2.92m x 1.75m)

This very useful and versatile space is fitted with a comprehensive range of storage cupboards. The room has space and plumbing for both a washing machine and a tumble dryer, a high gloss ceramic tiled floor and a ceiling light point. The central heating boiler is located here. Access to the roof space above the garage is obtained from the utility room. A personnel door leads through into the garage.

Garage 18' 10" x 8' 10" (5.74m x 2.69m)

The garage has an up and over door to the front elevation and a personnel door into the utility room. There is also a window and a personnel door to the rear. The garage is equipped with power and lighting.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the front elevation and doors into all three bedrooms and the shower room. The landing has a useful storage cupboard and a ceiling light point. Access to the roof space is obtained from the landing.

Bedroom One 10' 9" x 10' 2" (3.27m x 3.10m) (excluding wardrobes)

A beautifully appointed double bedroom having a window to the rear elevation with the spectacular views. The bedroom has a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator.

Bedroom Two 11' 5" x 11' 4" (3.48m x 3.45m) (including door recess)

Once again this bedroom has a window to the rear elevation enjoying the wonderful views. The bedroom has a fitted double wardrobe with sliding mirror doors, a ceiling light point and a radiator.

Bedroom Three 8' 8" x 7' 2" (2.64m x 2.18m)

This bedroom is currently utilised as a home office/study and has a window to the front elevation, a ceiling light point and a radiator.

Shower Room 7' 8" x 5' 4" (2.34m x 1.62m)

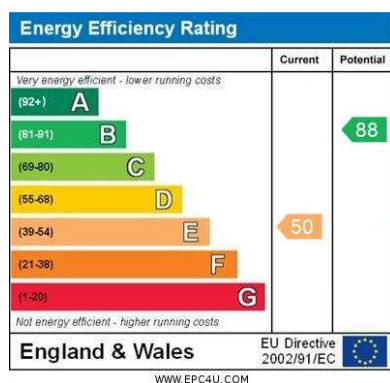
The shower room has dual aspect high level opaque windows to the front and side elevations and is fitted with a walk-in shower cubicle with mains shower and curved shower screen. There is a vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with ceramic tiling to the walls and recessed ceiling spotlights. In addition there is a shaver socket, an extractor fan and a heated towel rail.

Outside

To the front of the property are two distinctive driveways which provide off road parking and in turn lead to the garage and the front door. The front garden comprises a bed containing a number of mature shrubs and plants. There is gated access to the side where there is a hard landscaped garden and a raised terrace. From the terrace the fabulous views across the garden and the countryside can be enjoyed. This is laid primarily to lawn and located to the foot of the garden is The Fleet. The garden contains a number of mature trees. The rear garden enjoys its own access to the lane via a field gate.

Council Tax

The property is in Band C.

**VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

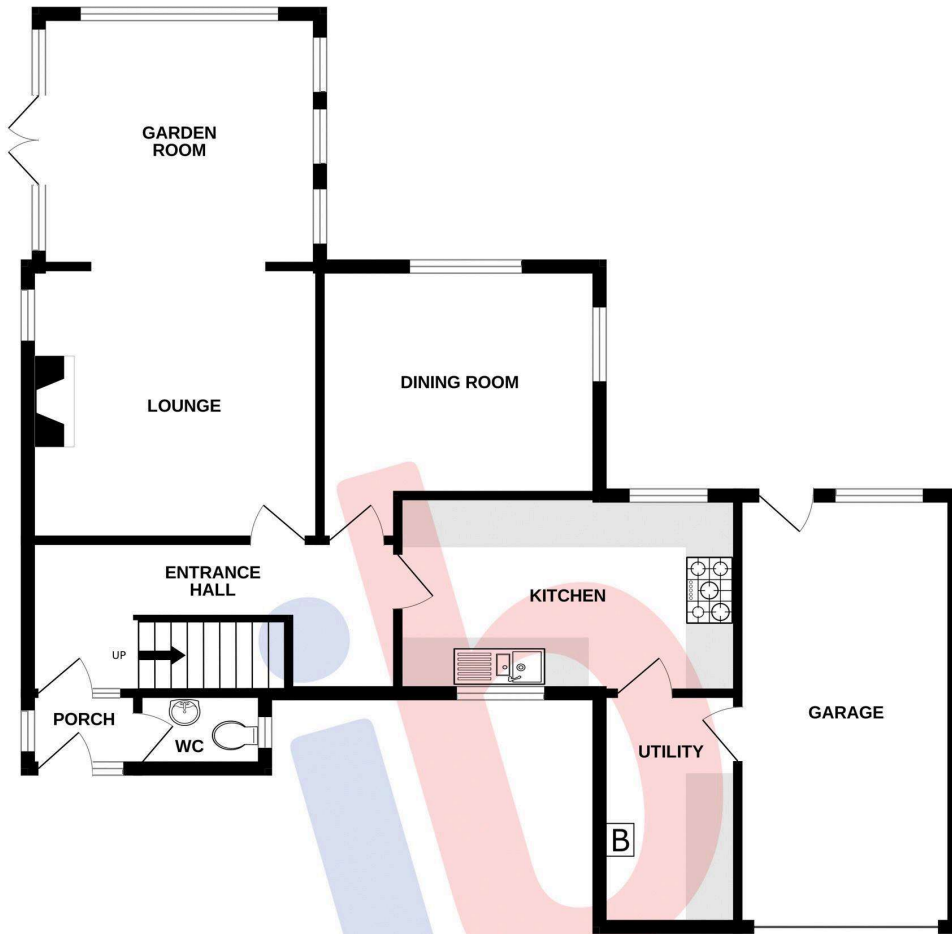
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

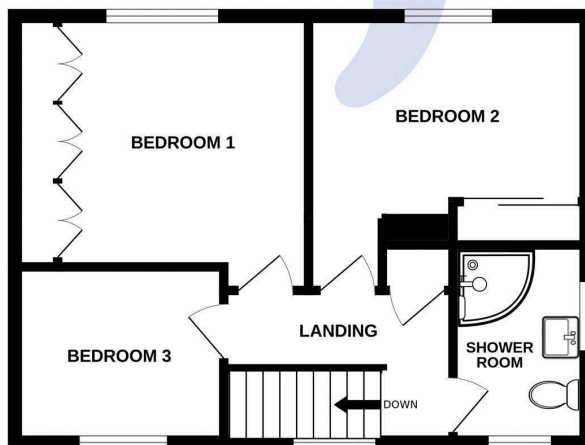
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007263 06 March 2025

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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