

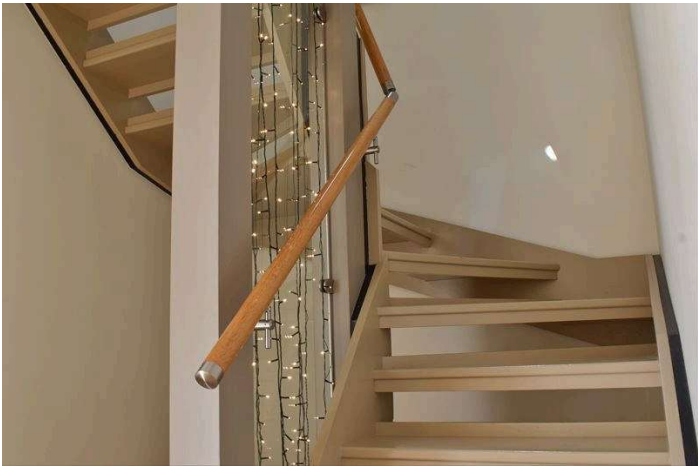
Willow Croft, Collingham NG23 7PH



GUIDE PRICE £500,000 to £525,000. Willow Croft is a truly unique individual architect designed family home situated on a private plot within the heart of Collingham. This contemporary home has versatile accommodation comprising a lounge, study/bedroom four, garden room, fabulous dining kitchen, utility, cloakroom, three excellent sized bedrooms, en-suite and bathroom. The property has gas central heating, solar panels and too many unique design features to describe. Viewing is absolutely essential.

Guide Price £500,000 to £525,000







Situation and Amenities

Collingham is a vibrant village situated approximately 6 miles from the historic market town of Newark on Trent, with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library, a Co-op and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Conveniently situated for access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

Reception Hallway

Upon entering the front door one is immediately struck by the contemporary nature of this fabulous home, with the reception hallway being both spacious and welcoming. The hallway has a dogleg staircase rising to the first floor, and provides access to the ground floor reception rooms. There is a ceramic tiled floor, recessed ceiling spotlights and a vertical panel radiator.

Dining Kitchen 16' 5" x 14' 8" (5.00m x 4.47m)

Sliding doors leads from the hallway to the wonderful dining kitchen which has dual aspect windows to the front and side elevations, including feature windows. The kitchen area is fitted with a superb range of contemporary base and wall units, complemented with Quartz work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include the Stoves range cooker with induction hob, extractor fan and dishwasher. The room is of sufficient size to comfortably accommodate a large dining table together with occasional furniture and has multiple ceiling light points, two radiators and an exposed steel beam adding to the contemporary feel. Accessed from this room is a large and useful storage cupboard which also houses the central heating boiler. An opening leads through to the utility room.

Utility Room

The utility room has a stable door to the rear providing access to the garden and is fitted with base units to match those of the kitchen. There is a further stainless steel sink, space and plumbing for a washing machine and tumble dryer, and space for an American style fridge/freezer.

Study/Home Office 10' 8" x 10' 4" (3.25m x 3.15m)

Having a window to the front elevation, two Velux skylight windows to the side and a radiator. Once again this room has an exposed steel beam providing character. Whilst utilised as a study/home office it would serve equally well as a ground floor bedroom if required.

Ground Floor Cloakroom

The cloakroom is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. There is a feature window to the side elevation, ceramic floor and wall tiling, a ceiling light point, extractor fan, shaver socket and heated towel rail.

Garden Room 12' 7" x 10' 4" (3.83m x 3.15m)

This stunning double height room has floor to ceiling glazing on two sides making it particularly bright and airy, and French doors leading out into the garden. The focal point of the garden room is the contemporary log burning stove. The room has the same flooring flowing through from the hallway. From the first floor a balcony overlooks the garden room.

Lounge 17' 3" x 12' 6" (5.25m x 3.81m)

This great sized and well proportioned reception room has two windows to the rear elevation looking towards the garden, a ceiling light point and a radiator.

First Floor Landing

The dogleg staircase rises from the reception hallway to the first floor landing which has a Velux skylight window to the side elevation and doors into three bedrooms and the family bathroom. The landing has a large storage cupboard, a radiator and a ceiling light point. As mentioned, a particular feature is the balcony which overlooks the garden room.

Bedroom One 15' 3" x 14' 0" (4.64m x 4.26m)

An extraordinarily large double bedroom with two windows to the front elevation and a comprehensive suite of fitted wardrobes. The room has a double height vaulted ceiling, wall light points and two radiators. An opaque glazed door leads into the en-suite shower room.

En-suite Shower Room

The well appointed en-suite has a Velux skylight window to the side and is fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin on set and storage beneath, and a WC. The room is enhanced with a ceramic tiled floor and part ceramic tiling to the walls. In addition there are both wall and ceiling light points and a heated towel rail.

Bedroom Two 12' 4" x 9' 0" (3.76m x 2.74m)

A good sized double bedroom with a window to the rear elevation, ample storage space within the eaves, wall light points and a radiator.

Bedroom Three 9' 9" x 7' 9" (2.97m x 2.36m)

A good sized third bedroom having a window to the front elevation, a fitted wardrobe, wall light points and a radiator.

Family Bathroom 10' 5" x 7' 8" (3.17m x 2.34m) (at widest points)

This beautiful bathroom has a high level window to the side elevation and is fitted with a white suite comprising bath with mains shower above, vanity unit with wash hand basin inset, and a WC. The bathroom has a ceramic tiled floor, part ceramic tiling to the walls, wall light points and a heated towel rail.

Outside

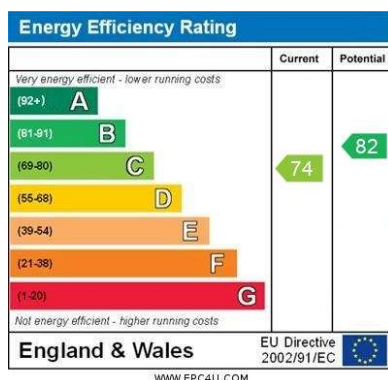
Willow Croft has a double width block paved parking space to the front elevation. Adjacent to the parking is a substantial timber shed which is an excellent outdoor storage space, complete with wood store. To the side elevation is an EV charging point. A footpath leads around to the rear garden. Accessed from the side elevation is a large and useful internal store.

Rear Garden

The rear garden is west facing and tiered in design. On the lower level, adjacent to the garden room, is a patio area ideal for outdoor seating and entertaining. Steps lead up to the raised and well manicured lawn. The lawn is edged with borders containing a vast array of mature shrubs and plants. Situated to the foot of the garden is a further garden shed which is included within the sale, and a further seating area.

Council Tax

The property is in Band D.



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.

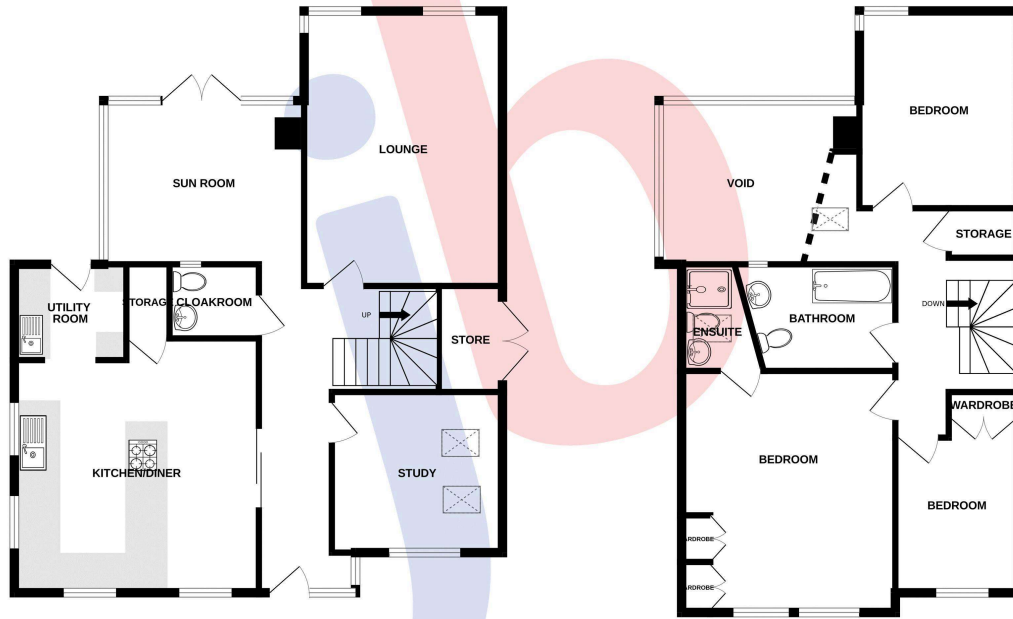
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00007466 23 September 2025

GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.

1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 1671 sq.ft. (155.3 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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