

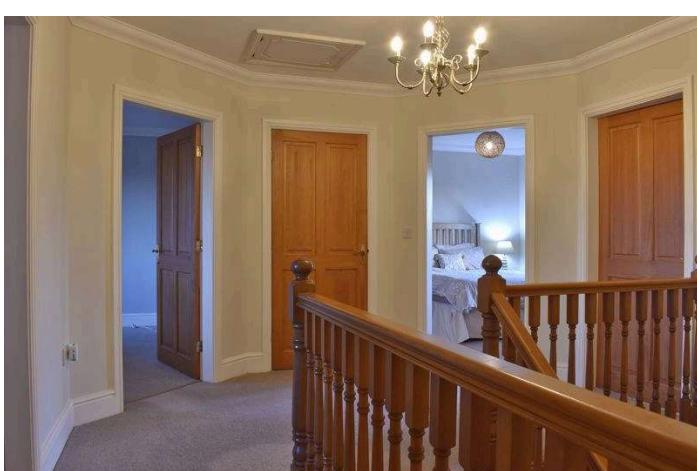
Foxley Cottage, South Muskham



GUIDE PRICE £450,000 to £475,000. A substantial and charming four bedroom detached residence built around twenty four years ago to a very high specification and the current vendors have continued to upgrade throughout that period. In addition to the four bedrooms, there are three reception rooms, high quality kitchen, utility, cloakroom, bathroom and en-suite. There is ample off road parking and a double garage. The property is double glazed and has oil fired central heating. NO CHAIN.

Guide Price £450,000 to £475,000







Situation and Amenities

The village of South Muskham is located approximately 1 mile from the market town of Newark on Trent. The close by village of North Muskham has an outstanding primary school, a pretty church, a riverside public house and a nature reserve. More comprehensive amenities can be found in the market town of Newark on Trent. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. Shopping facilities in Newark include M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gyms and golf courses.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

This very impressive and spacious reception hallway sets the tone for the rest of the home. The hallway has a dogleg solid oak staircase rising to the first floor and beneath this is sited a useful storage cupboard. The hallway provides access to the cloakroom, the kitchen, lounge and dining room and has wooden flooring, cornice to the ceiling, three ceiling light points and a radiator.

Cloakroom

The ground floor cloakroom has a window to the side elevation and is fitted with a wash hand basin and WC. The cloakroom has the same flooring that flows through from the hallway, a ceiling light point and a radiator.

Dining Room 11' 10" x 11' 7" (3.60m x 3.53m)

A nicely proportioned reception room having a window to the front elevation with stone mullions. The dining room has cornice to the ceiling, a ceiling light point and a radiator. French doors provide additional access to the lounge.

Lounge 17' 2" x 11' 8" (5.23m x 3.55m)

This large reception room has windows and glazed French doors to the rear elevation. The focal point of the lounge is the fireplace with living flame gas fire inset (LPG). The lounge has cornice to the ceiling, both wall and ceiling light points and two radiators.

Kitchen 14' 0" x 9' 8" (4.26m x 2.94m)

Having a window to the rear elevation and an archway leading through to the garden room. The kitchen is fitted with a fabulous range of high quality base and wall units, including display cabinets, complemented with granite work surfaces and metro tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level oven and microwave, an induction hob with extractor hood above, wine fridge and dishwasher. The kitchen has a number of individual designed features including an illuminated larder cupboard, and kickboard and pelmet lighting. The kitchen has a ceramic tiled floor, recessed ceiling spotlights and cornice to the ceiling.

Garden Room 14' 4" x 10' 5" (4.37m x 3.17m)

This useful and versatile additional reception room is accessed via an archway from the kitchen and has triple aspect windows with views of the garden, and glazed French doors leading out to the garden. The garden room has wooden flooring, cornice to the ceiling, a ceiling light point and a radiator. From here a door leads into the utility room.

Utility Room 7' 0" x 5' 10" (2.13m x 1.78m)

The utility room has a half glazed door leading out to the rear garden and is fitted with base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink and space and plumbing for both a washing machine and a tumble dryer. The room has a ceramic tiled floor, an extractor fan and a ceiling light point.

First Floor Landing

The staircase rises from the reception hallway to the spacious first floor galleried landing which has doors into all four bedrooms and the family bathroom. The landing has cornice to the ceiling, a ceiling light point and a radiator. The airing cupboard and access to the loft space are located on the landing.

Bedroom One 24' 3" x 16' 9" (7.39m x 5.10m) (at widest points)

This delightful master bedroom suite has dormer windows to the front and rear elevations, two ceiling light points and two radiators. A door provides access to the en-suite bathroom.

En-suite Bathroom 10' 3" x 6' 7" (3.12m x 2.01m)

The en-suite has a Velux skylight window to the rear elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The en-suite is complemented with part ceramic tiled walls and recessed ceiling spotlights. In addition there is a wall mounted light with shaver socket, an extractor fan and a radiator.

Bedroom Two 14' 8" x 11' 7" (4.47m x 3.53m)

A further superb sized double bedroom with a window to the rear elevation. The bedroom has a fitted double wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 12' 0" x 10' 2" (3.65m x 3.10m)

A double bedroom with a window to the front elevation with stone mullions. The bedroom has a fitted double wardrobe, wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Four 9' 9" x 9' 2" (2.97m x 2.79m)

Having a dormer window to the rear elevation. This bedroom is currently utilised as a home office/study and has wood laminate flooring, a ceiling light point and a radiator.

Family Bathroom 9' 11" x 6' 9" (3.02m x 2.06m)

The bathroom has a window to the front elevation with stone mullions and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. There is also a walk-in shower cubicle with mains shower. The bathroom is enhanced with a ceramic tiled floor and part ceramic tiling to the walls, together with recessed ceiling spotlights. In addition there is an extractor fan and a radiator.

Outside

Foxley Cottage stands on a corner plot and to the front is an expansive lawned garden bounded by a combination of timber fencing and mature hedgerow. Iron gates lead onto a sweeping driveway which provides off road parking for numerous vehicles and in turn leads to the double garage. There is further gated access and parking/hardstanding located to the side.

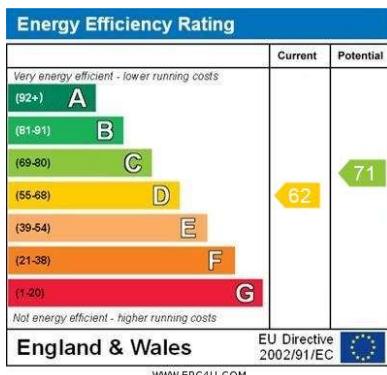
Gardens

The gardens sweep around the side and rear of the property and are laid predominantly to lawn. There is a substantial patio located at the rear of the property and this provides an ideal outdoor seating and entertaining space. Located in one corner is a raised deck. The timber shed is included within the sale.

Double Garage 16' 8" x 16' 8" (5.08m x 5.08m)

The garage has a window to the side elevation and twin up and over doors to the front, one of which is electrically operated. The garage is equipped with both power and lighting. The oil fired central heating boiler is located here.

Council Tax Band F.



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

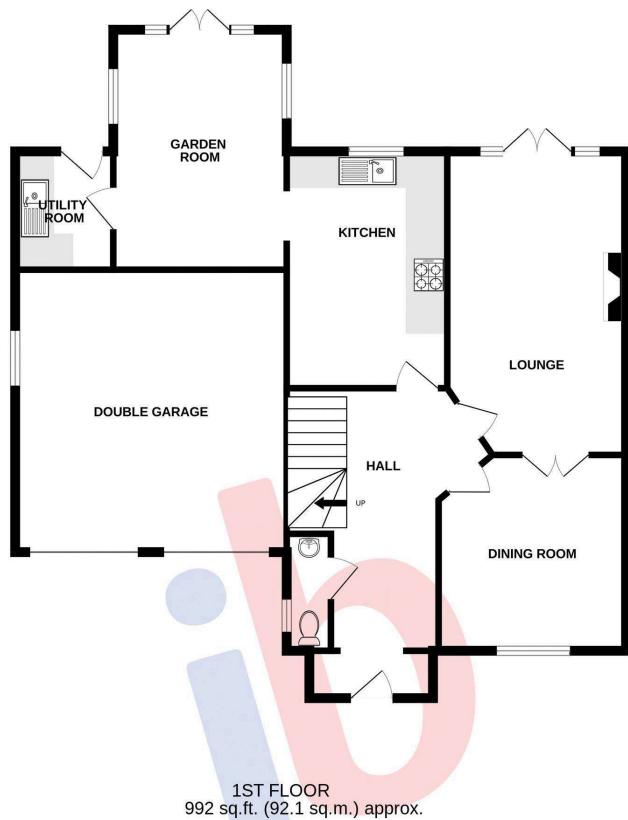
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

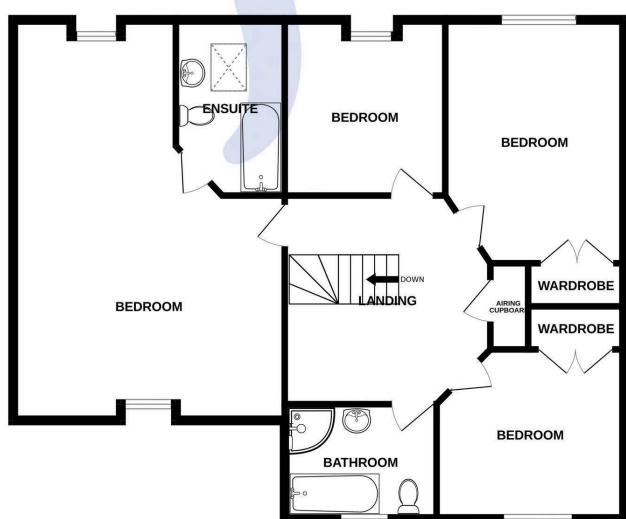
Services/Referral Fees

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. 05 December 2025

GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR
992 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 2085 sq.ft. (193.7 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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