



**JF**  
**Jonathan Fitzpatrick**  
VILLAGE & COUNTRY HOMES

**4 Woodland Close Farnsfield NG22 8DN £499,950 Freehold**

We are delighted to offer to the market this remarkably spacious 6 bedroom, 4 reception room detached family home situated on a generous sized plot with three car garage and gated driveway parking. This beautifully presented property has been extended by the current owners and features a particularly spacious master bedroom with en suite shower room, large family bathroom and 5 further first floor bedrooms all presented in immaculate order. The ground floor living accommodation is equally well presented with a generously sized lounge, kitchen breakfast room, separate dining room, snug and conservatory. The rear gardens are private and attractively landscaped with several seating and entertaining areas and a pleasant easterly aspect. The location is extremely convenient for Farnsfield's numerous amenities, including independent shops, cafes, restaurants and pubs. The Southwell Trail nature reserve is only a few minutes walk away as is St Michaels primary school. Properties offering such generous accommodation at this price point are rarely available and therefore we thoroughly recommend an immediate internal viewing.









Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, pizza restaurant and French bistro, plus tea rooms, butchers, hairdressers, co-op supermarket, pharmacy and doctors surgery. For the more energetic there's also the tennis club and a plethora of countryside walks including the Southwell Trail nature reserve.

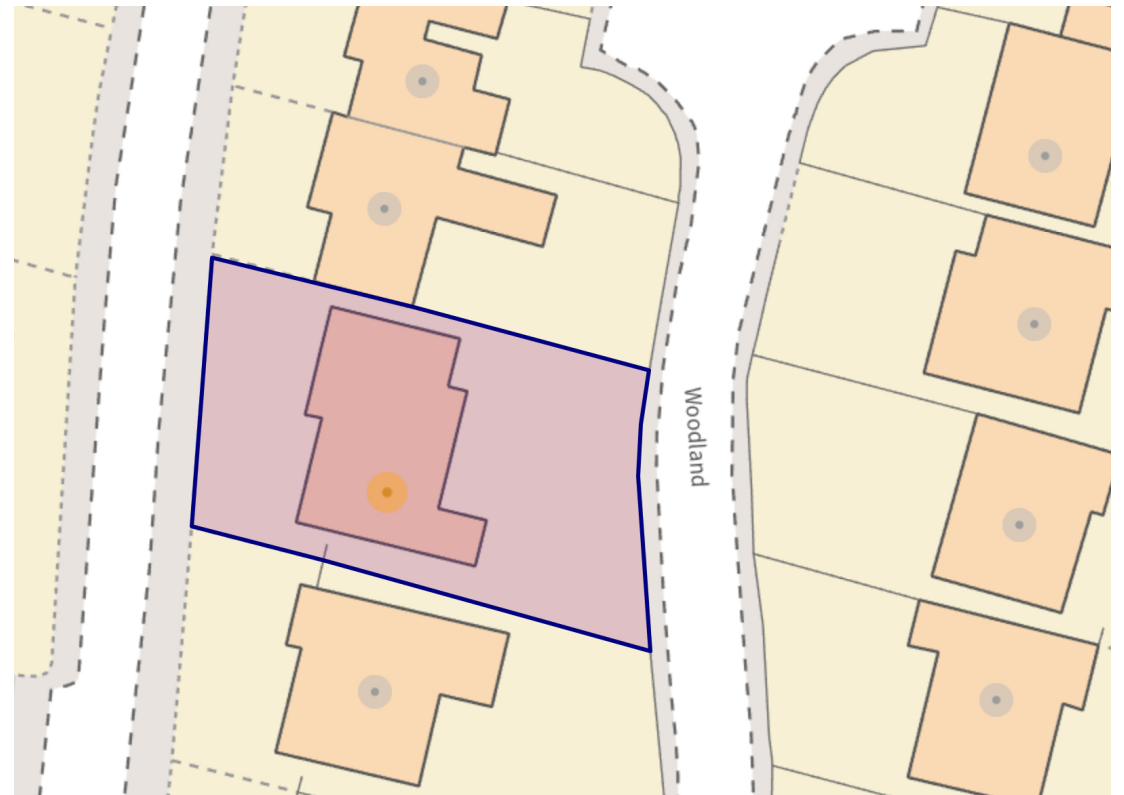
Council tax band D  
Gas central heating  
Electrically operated garage doors  
All mains services

Catchment for Minster School  
Newark Northgate Train Station to London  
King Cross - approximately 13 miles

Office 01623 392676  
Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)

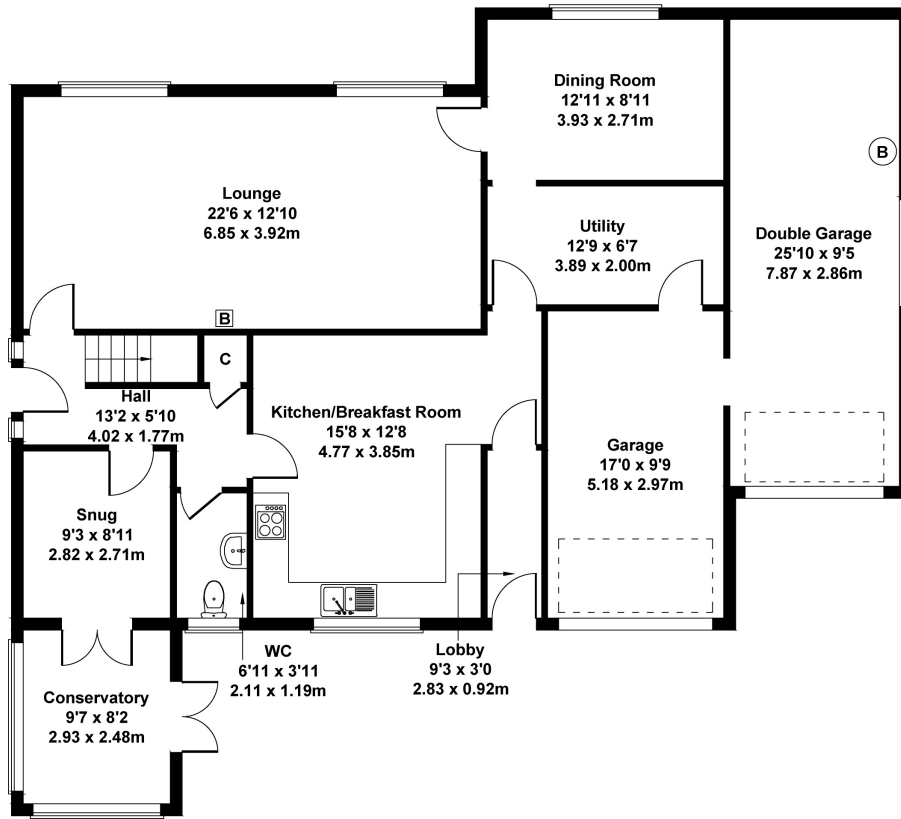
64 Main Street Farnsfield Newark Ng22 8EF

Viewing strictly by appointment through  
Jonathan Fitzpatrick Village & Country Homes

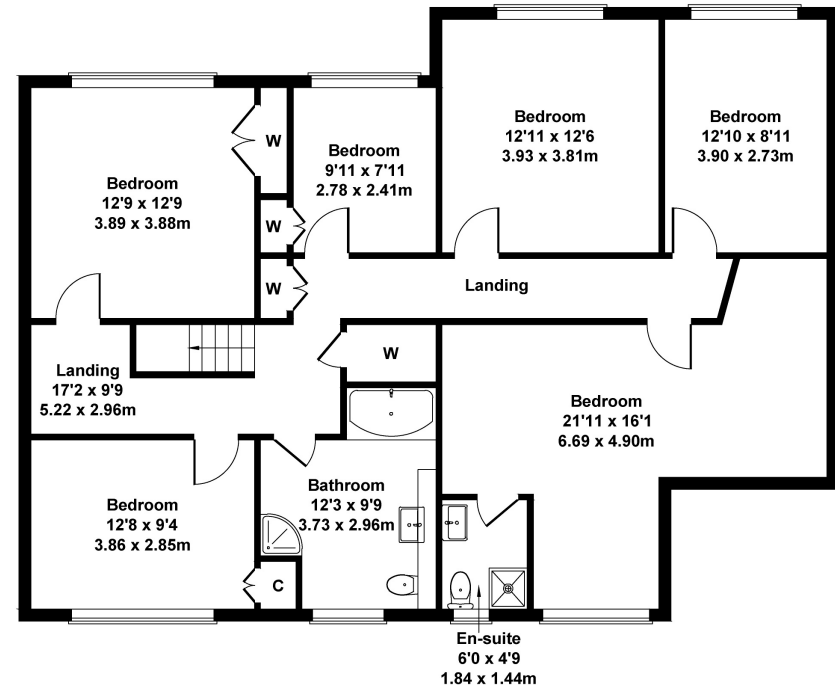


# 4 Woodland Close, Farnsfield, NG22 8DN

Approximate Gross Internal Area  
2788 sq ft - 259 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy performance certificate (EPC)		
4 Woodland Close Farnsfield NEWARK NG22 8DN	Energy rating <b>D</b>	Valid until: 11 March 2034
	Certificate number: 0360-2462-7370-2894-7505	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements