



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

‘Wood Rising’ Hockerton Road Kirklington NG22 8PB ‘offers over’ £799,950 Freehold

The Property

'Wood Rising' is a substantial 6 bedroom, 4 reception room detached chalet style house situated in superb grounds of approximately 3 acres comprising gardens, woodland and paddock to the front. This unique and desirable home offers extremely adaptable accommodation throughout and provides potential for a granny annexe (or independent accommodation) for a dependent relative etc or even as an Airbnb. There are numerous outbuildings including two double garages, tractor store, wood store and garden office plus two substantial storage containers. The property is approached via a long driveway from Hockerton Road leading to an extensive parking area and turnaround.

Accommodation in brief

Entrance porch / Dining Sitting room / Study / Living room / Conservatory / Shower room / Utility room / Shower room (2) / Bedroom / En suite / Lounge / Pergola / Rear Porch / First floor landing / 4 bedrooms / Dressing room.

Conditions of sale

Offers should be submitted by email to mail@jfea.co.uk together with full funding details. The selected buyer of the property is required to exchange contracts within an 8-10 week period from the date of acceptance of their offer. This timeframe is essential to ensure a smooth and timely transaction process, allowing both parties to proceed with confidence and avoid unnecessary delays.

Kirklington

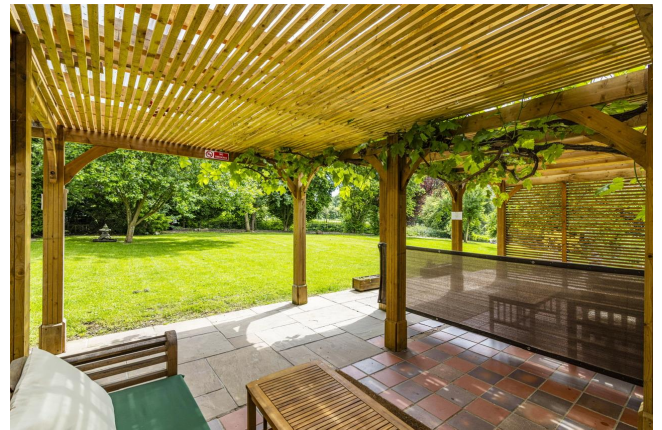
Kirklington is a small rural hamlet located between Southwell and Farnsfield and approximately 10 miles from Newark Northgate commuter station to London Kings Cross. It boasts its own primary school, church (St. Swithuns) and village hall. It is a short drive to numerous shops and amenities in nearby Farnsfield - and within catchment area of the Minster School in Southwell. There are numerous countryside walks including the Southwell Trail and a good choice of pubs, cafes and eateries close by.











Council tax band F
Oil central heating plus electric heating
Septic tank drainage (two tanks)
Flood Risk - No Risk

Catchment for Minster School Southwell
Newark Northgate Train Station (to London King Cross) - approximately 8 miles

Main Office 01623 392676
Email mail@jfea.co.uk

64 Main Street Farnsfield Newark NG22 8EF

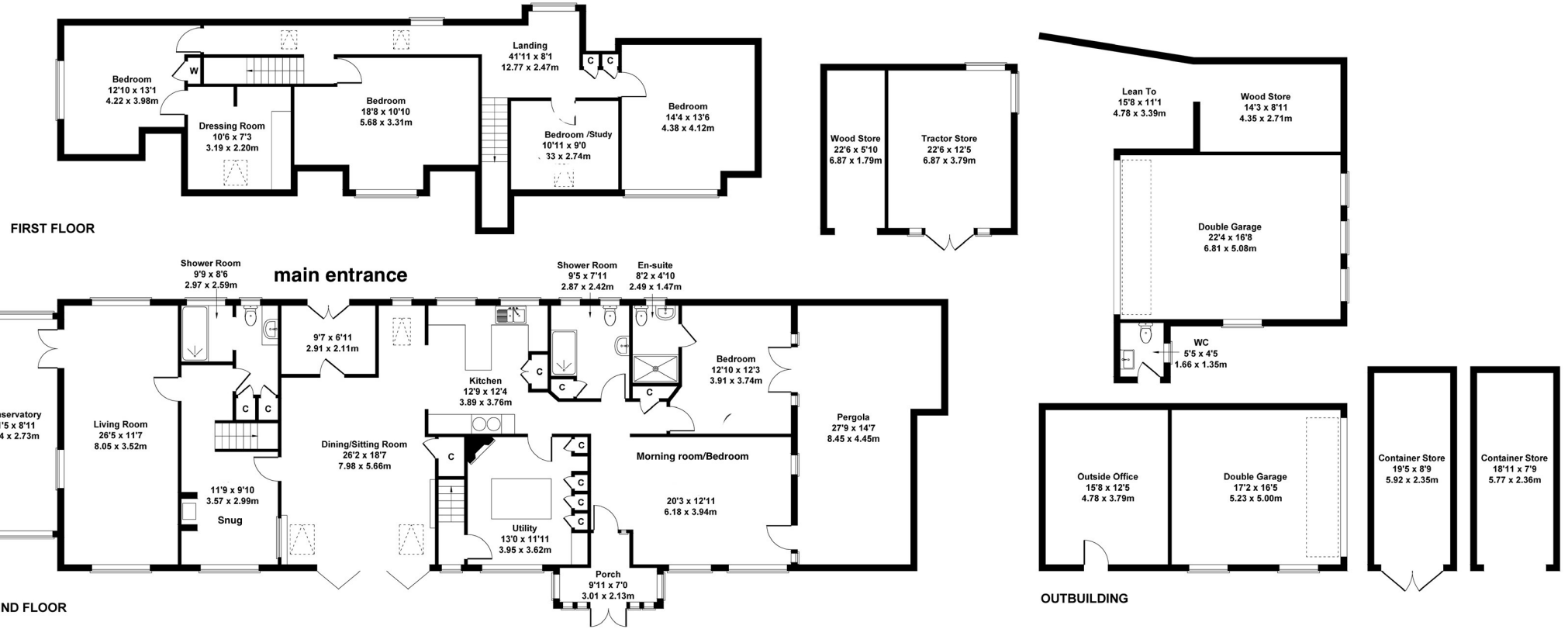
Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes



Energy performance certificate (EPC)		
Wood Rising Hockerton Road Kirklington NEWARK NG22 8PB	Energy rating E	Valid until: 23 June 2034
		Certificate number: 0300-2971-7360-2194-3925

Wood Rising, Hockerton Road Kirklington, Newark, NG22 8PB

Approximate Gross Internal Area
5177 sq ft - 481 sq m



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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