



Station Road | | Edingley | NG22 8BX

Guide Price £1,500,000



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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An exceptional 5 bedroom, 5 reception detached family residence built in 2000 and set within beautiful private landscaped gardens of approximately 1 acre with views across fields to the rear and side. This lavishly appointed property offers nearly 4000 sq ft of living space, and includes a triple barn style garage block with adjoining office, garden cottage (currently used for Airbnb) and a superb outdoor heated swimming pool with covered entertaining area. There are beautifully stocked landscaped formal gardens to the front and rear of the property with further 'wild' garden areas to the rear of the plot and adjoining farmland. Please note that planning consent has recently been granted for the construction of a detached 2 bedroom dwelling (with parking) on the garage/office site, giving further potential for those wishing to accommodate dependent relatives etc. Accommodation briefly comprises entrance hall with storage cupboards, downstairs cloakroom, games room, study, lounge, garden room, living kitchen dining room, walk-in pantry and utility. The first floor comprises master bedroom with en suite bathroom and shower, three further double bedrooms with fitted wardrobes and family bathroom. Outside - triple barn style garage with office

- Sensational 5/6 bedroom detached country home in approximately 1 acre of beautiful grounds
- Barn style triple garage with attached office/work shop and substantial forecourt parking
- Fully modernised luxury garden cottage (suitable for Airbnb)
- Beautiful landscaped grounds with orchard, herb and vegetable garden
- 5/6 reception rooms, including 41ft x 14ft living kitchen
- Stunning garden entertaining area with heated swimming pool and open barn style entertaining area
- Open aspect views to the rear across fields and open countryside
- Exquisite fittings and finishes throughout

Entrance Hall:
29'11" x 8'2" (9.13 x 2.51)

Kitchen / Living / Dining Room:
41'4" x 14'8" (12.6 x 4.48)

Lounge:
19'5" x 14'8" (5.94 x 4.48)

Study:
10'4" x 9'1" (3.17 x 2.77)

Games Room:
13'10" x 14'8" (4.22 x 4.49)

Garden Room:
12'8" x 9'5" (3.87 x 2.88)

Pantry:
7'10" x 7'7" (2.40 x 2.32)

Cloakroom W/C:
7'6" x 6'10" (2.31 x 2.10)

Utility Room:
12'8" x 5'4" (3.87 x 1.65)

Side Hallway:
12'8" x 6'11" (3.87 x 2.13)

First Floor Landing:
31'6" x 10'5" (9.61 x 3.18)

Bedroom 1:
20'4" x 14'9" (6.22 x 4.50)

En Suite Bathroom / Dressing Room:
15'3" x 9'1" (4.65 x 2.78)

Bedroom 2:
12'8" x 12'8" (3.88 x 3.87)

Bedroom 3:
13'6" x 10'11" (4.13 x 3.35)

Bedroom 4:
11'8" x 9'1" (3.58 x 2.78)

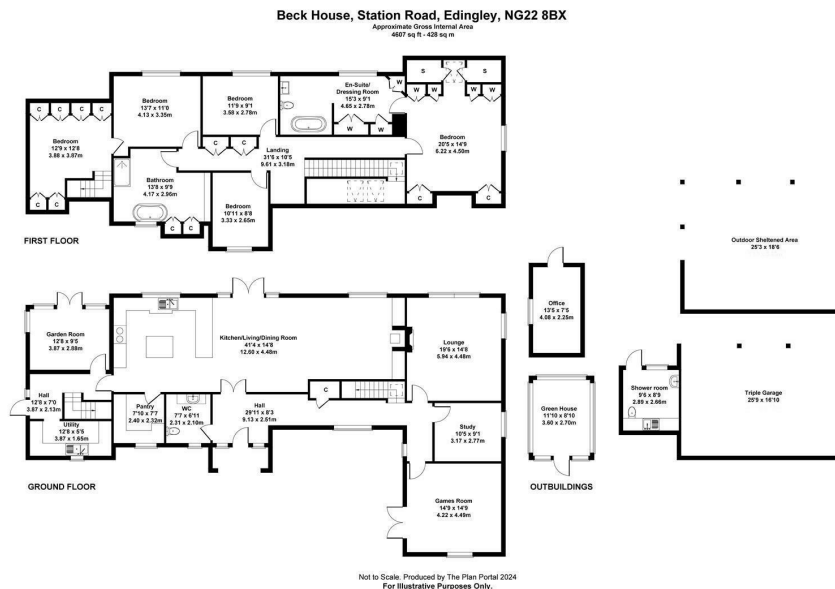
Bedroom 5:
10'11" x 8'8" (3.33 x 2.65)

Family Bathroom:
13'8" x 9'8" (4.17 x 2.96)

Outdoor Covered Entertaining Area:
25'3" x 18'6" (7.62m² 0.91m x 5.49m 1.83m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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