



Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES



‘The Paddocks’ 7 Church Side Farnsfield NG22 8ET £595,000 Freehold



A most attractive and well appointed 4 bedroom extended detached family home situated in a prime location, close to village shops, pubs, eateries and numerous countryside walks. Features include high quality luxury vinyl flooring, re-fitted kitchen breakfast room with built in appliances, separate utility, downstairs cloakroom, conservatory and study. The first floor comprises four bedrooms (three doubles, one single), family bathroom plus master bedroom with re-fitted en suite shower room - and there is also useful built in eaves storage on the landing. The front and rear gardens have been attractively landscaped (with the rear backing onto St. Michael's church yard) and there is driveway parking for two cars plus a good size detached double garage. The property is offered for sale with immediate vacant possession. Viewing highly recommended.











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, cricket and bowls club and a plethora of countryside walks including the Southwell Trail nature reserve.

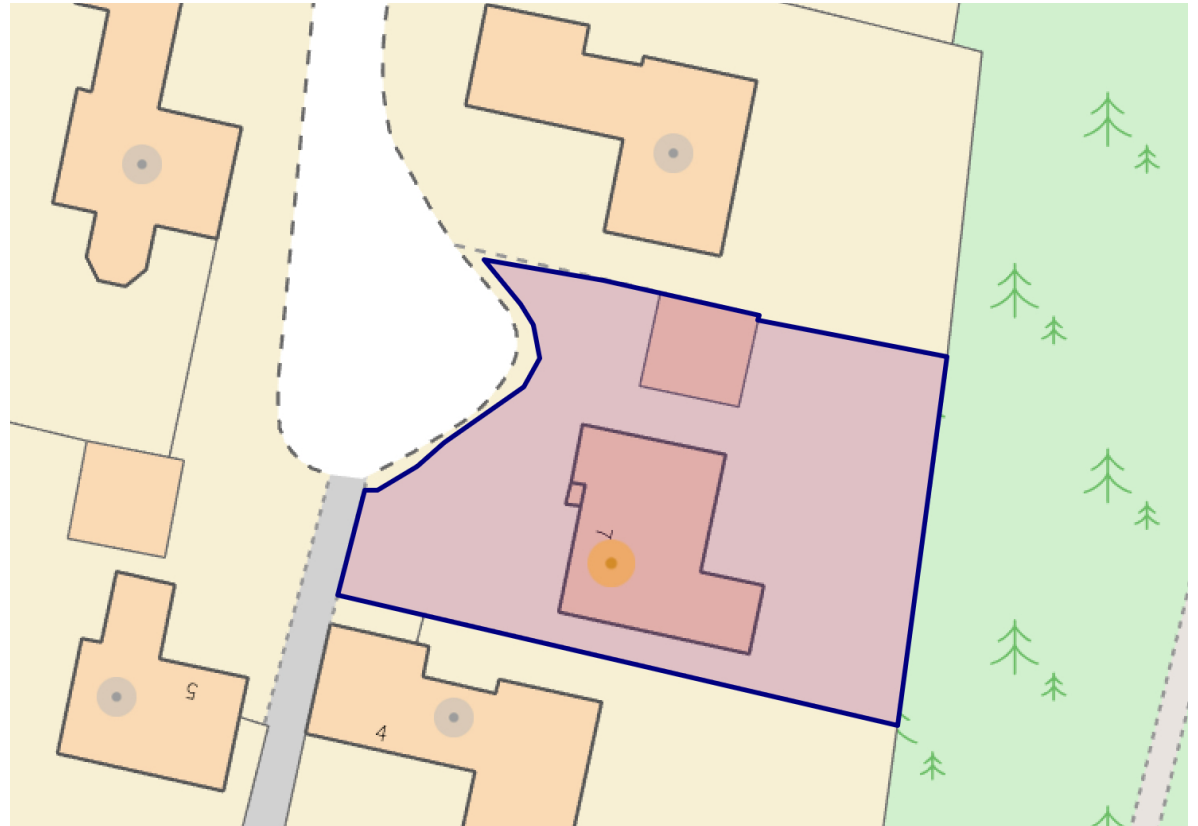
Council tax band F  
Gas central heating  
All mains services

Catchment for Minster School  
Newark Northgate Train Station to London  
King Cross - approximately 14 miles

Main 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



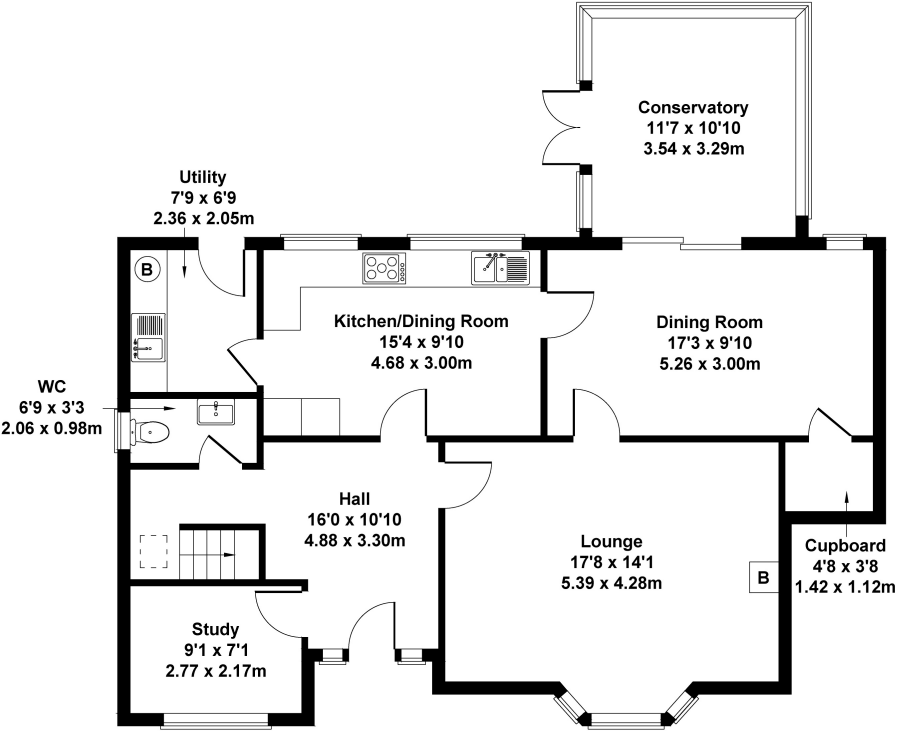


# 7 Churchside, Farnsfield, Newark, NG22 8ET

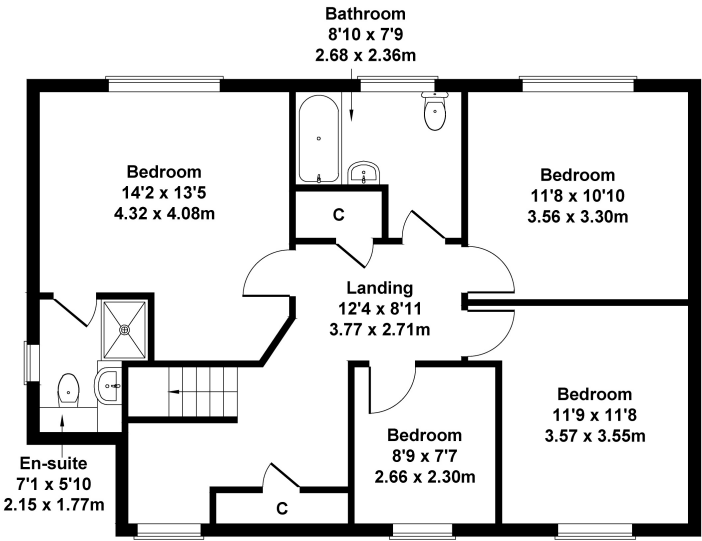
Approximate Gross Internal Area  
2056 sq ft - 191 sq m

## Energy performance certificate (EPC)

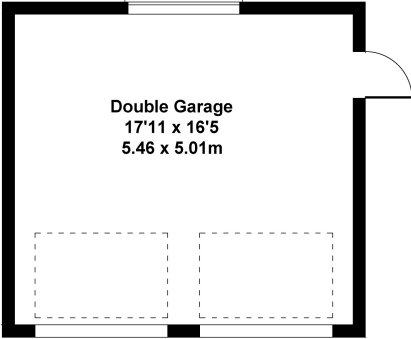
7 Church Side Farnsfield Newark NG22 8ET	Energy rating	Valid until:	16 March 2034
	C	Certificate number:	9134-3927-4300-0404-5296



GROUND FLOOR



FIRST FLOOR



GARAGE

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 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