



118 Nottingham Road Road Ravenshead NG15 9HL

Offers invited In excess of £1.47m Freehold

Tel 01623 392676

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

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**JF**

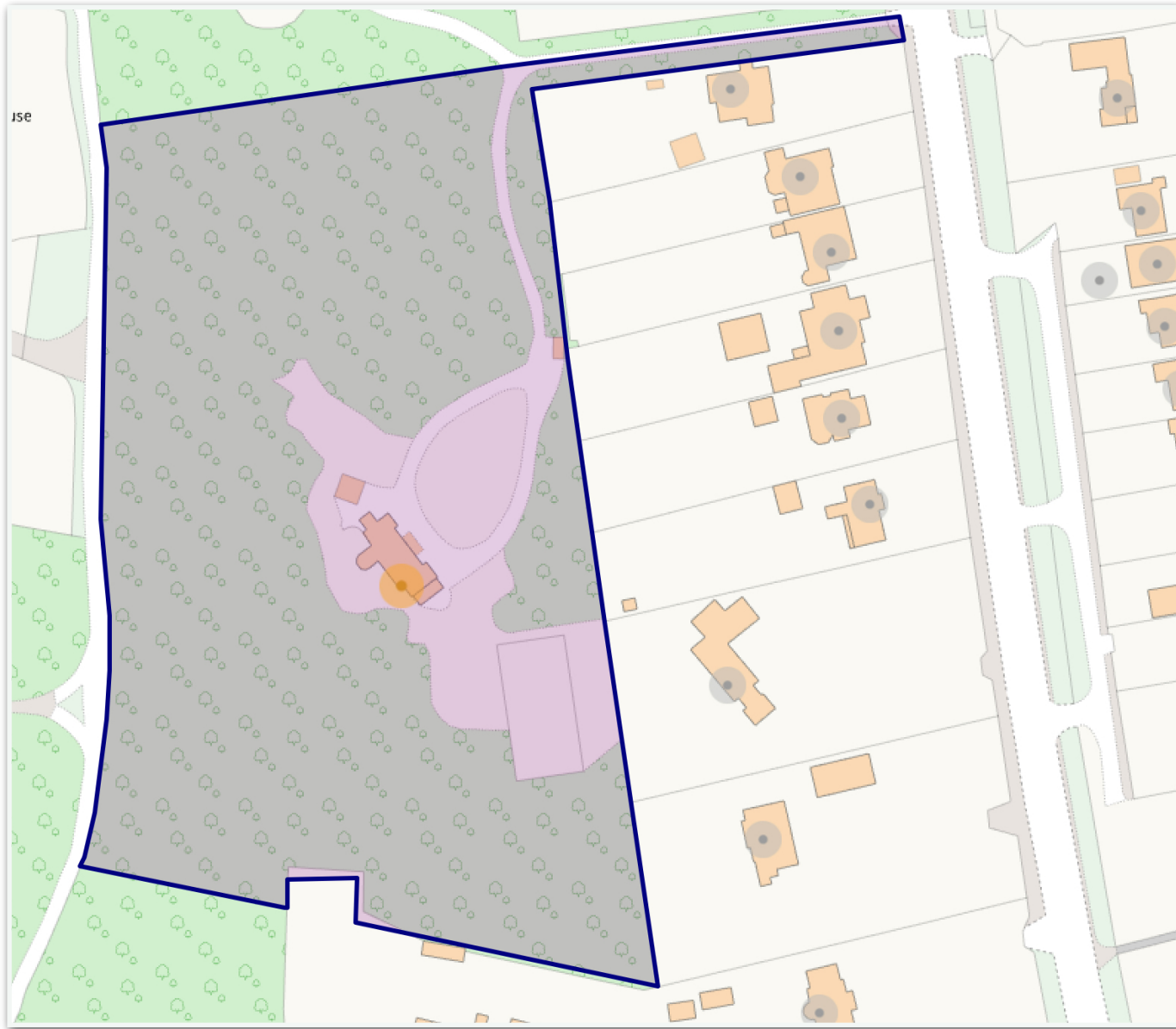
Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES



A most imposing 6 bedroom, 4 reception room detached family residence of immense charm set in nearly six acres of gardens and woodland close to the historic Newstead Abbey estate.

This substantial and most attractive 1940s built detached character home is approached via a long tree lined gated driveway off Nottingham Road leading to an circular turnaround with extensive parking to the front. The park-like gardens (with tennis-court) are a particularly feature of this highly desirable property, and although offered for sale in excellent order throughout, represents an ideal opportunity for a prospective buyer to personalise and possibly extend the accommodation to create a bespoke luxury home within totally private surroundings. Please note - interested parties should be in proceedable buying positions and be able to complete within a 10 -12 week period. **£50,000 stamp duty contribution from our client on completion, subject to offer and unconditional exchange of contracts within 8 weeks. Please contact us for more information.**

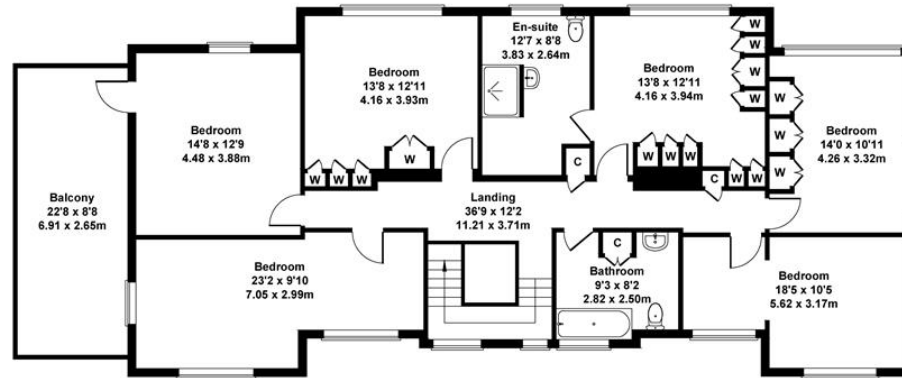
The location is very convenient for the M1 (approx. 6 miles) Nottingham City and Mansfield plus local shops pubs (The Hutt and The Little John) restaurants (Santini's and Larch Farm) plus beautiful countryside walks at Newstead Abbey Country Park. Viewing strongly advised.



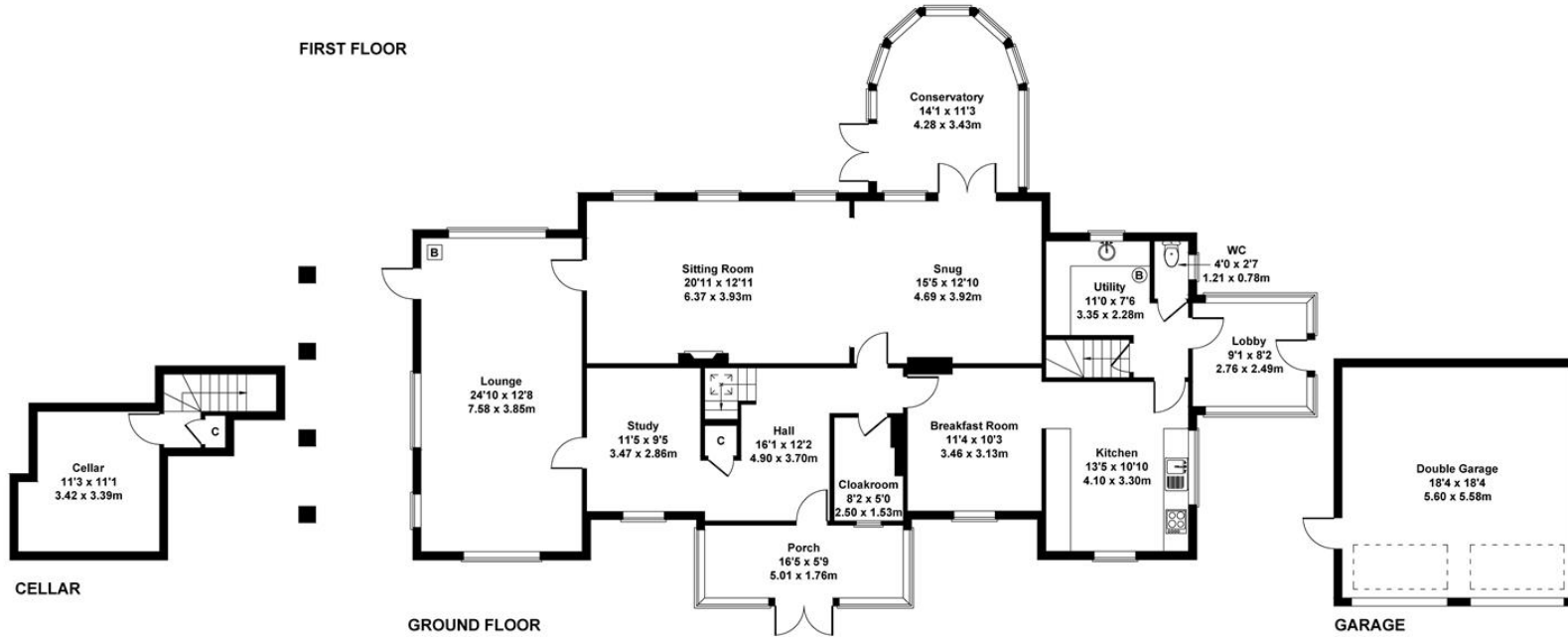
use

# 118 Nottingham Road, Ravenshead, NG15 9HL

Approximate Gross Internal Area  
3843 sq ft - 357 sq m



FIRST FLOOR



GROUND FLOOR

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











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Plot size : Approx. 5.97 acres

Council tax band G

Flood Risk : Very low

Gas central heating / double glazing / cess pit

Viewing by appointment through  
Jonathan Fitzpatrick Village & Country Homes  
64 Main Street Farnsfield NG22 8EF

Telephone 01623 392676

Email : mail@jfea.co.uk

Web : jfea.co.uk



### Energy performance certificate (EPC)

118, Nottingham Road Ravenshead NOTTINGHAM NG15 9HL	Energy rating <b>D</b>	Valid until: 15 July 2029
		Certificate number: 8921-7323-2100-4282-7992