

'Lilac Farm Barn' Water Lane Oxton NG25 0SH



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

Guide price **£875,000**

We are delighted to offer to the market this most attractive 4/5 bedroom 4 reception room detached country home, situated within this highly regarded historic village and conservation area and set on a beautifully landscaped plot of approximately 0.32 acres.

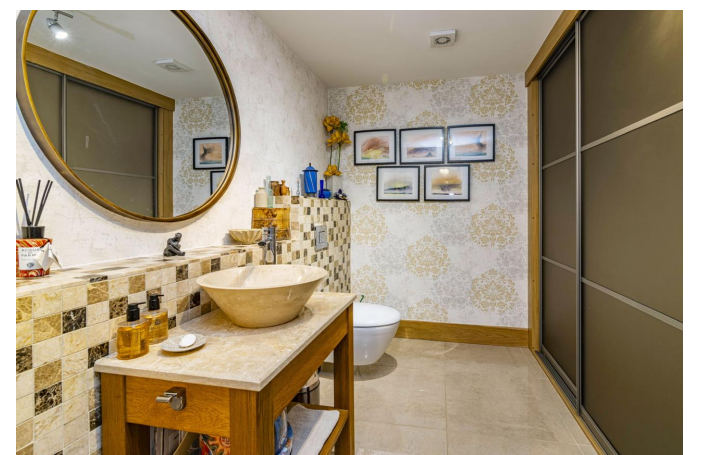
The property is presented in immaculate decorative order throughout and boasts spacious and versatile accommodation over two floors. The ground floor features a stunning open-plan kitchen breakfast room, perfect for family gatherings and entertaining, with access to a spectacular adjoining dining and garden room featuring a striking glazed roof lantern. Additional ground-floor highlights include an elegant and spacious lounge with recessed gas living flame fire, versatile reception/sitting room area, utility room, and downstairs cloakroom/WC. To the first floor, there are four bedrooms, including a generous principle bedroom with an en-suite shower room, alongside a well-appointed family bathroom. A range of fitted wardrobes provide practical storage solutions to both principal and guest bedrooms. Outside, the property includes a detached double garage with a newly converted fully insulated first floor bedroom/studio - ideal for a teenager or as an occasional guest bedroom. The property is accessed via electrically operated twin gates, opening onto an extensive shingle driveway with ample parking. The beautifully maintained walled gardens create a tranquil retreat, perfect for outdoor living and entertaining, and offering a high degree of privacy. This attractive and desirable home combines the charm of country living with contemporary comforts, all within a location steeped in history and natural beauty. Oxton village boasts two pubs, village stores and post office and provides easy access to Southwell and the Minster secondary school. *Viewing highly recommended.*















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Tenure Freehold

Council tax band G

Flood Risk : Low risk

Gas central heating / double glazing / all mains services

Newark Northgate Train Station to London
King Cross - approximately 17 miles

Viewing by appointment through:

JF 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)

Lilac Farm Barn Water Lane Oxton SOUTHWELL NG25 0SH	Energy rating C	Valid until:	30 March 2029
		Certificate number:	0412-2835-7179-9591-0545

Our vendor clients have made numerous improvements to the property in recent years including the first floor garage conversion, extensive planting and landscaping to the garden, updated shower room to the master bedroom, new hot water tank, updated electrics, additional security lighting, new cedar greenhouse and two new water butts.

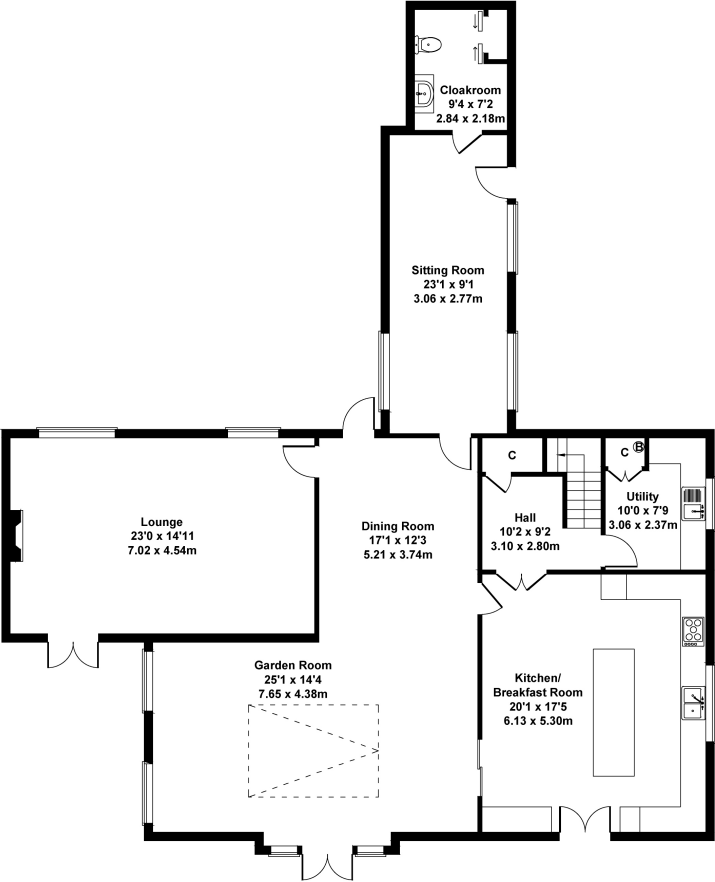


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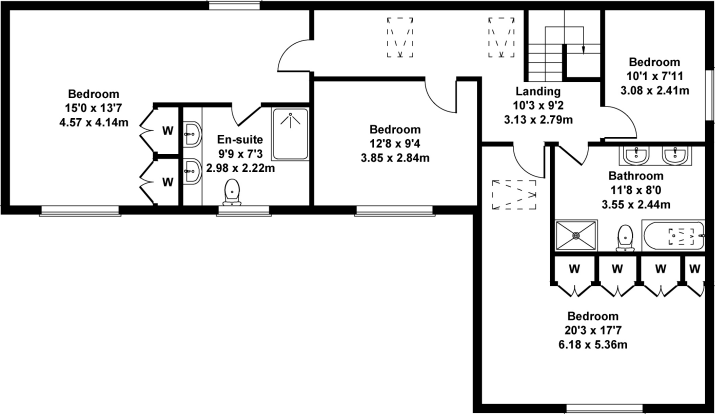
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Lilac Farm Barn, Water Lane, Oxtun, Nottingham, NG25 0SH

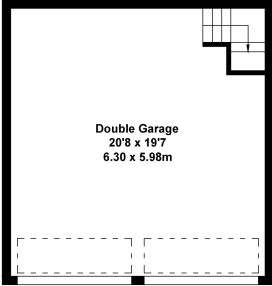
Approximate Gross Internal Area
3455 sq ft - 321 sq m



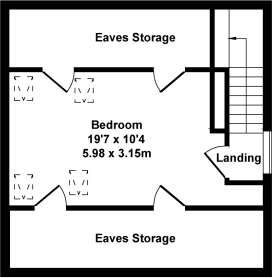
GROUND FLOOR



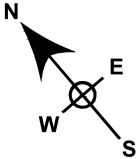
FIRST FLOOR



GARAGE



GARAGE FIRST FLOOR



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