



substantial 4 bedroom, 3 reception detached family home situated on a large plot with private front and rear gardens and backing onto fields at the rear. The property offers exceptionally spacious accommodation throughout and includes a detached double garage with extensive driveway parking. Accommodation briefly comprises enclosed porch, reception hallway, spacious lounge with fireplace, study/office, dining room, kitchen, breakfast/morning room, walk-in store, utility room and cloakroom/wc.

The first floor features a large galleried landing, superb triple size master bedroom with en suite shower room, large guest bedroom, re-fitted family bathroom, plus two good size single bedrooms with study areas. The gardens are both private and well landscaped with pleasant rural outlook to the rear.

Edingley is a small, picturesque village with its own pub, church and village hall, yet close to numerous shops and amenities in nearby Farnsfield - and within catchment area of the Minster School.



Virtual Viewing















The dining room is double aspect with views to the rear garden. The adjoining study is separated by a partition wall, therefore it is possible to easily increase the overall size if required.









The spacious kitchen is located to the rear of the property and features an adjoining breakfast/morning room with views to the garden plus a utility room and cloakroom/wc.

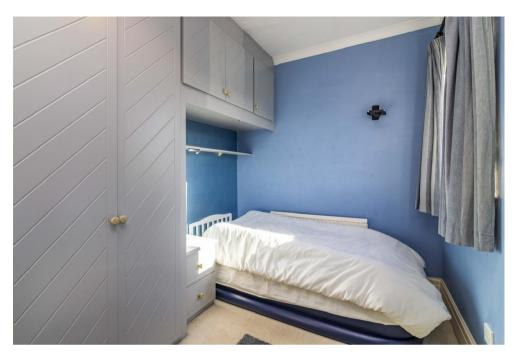






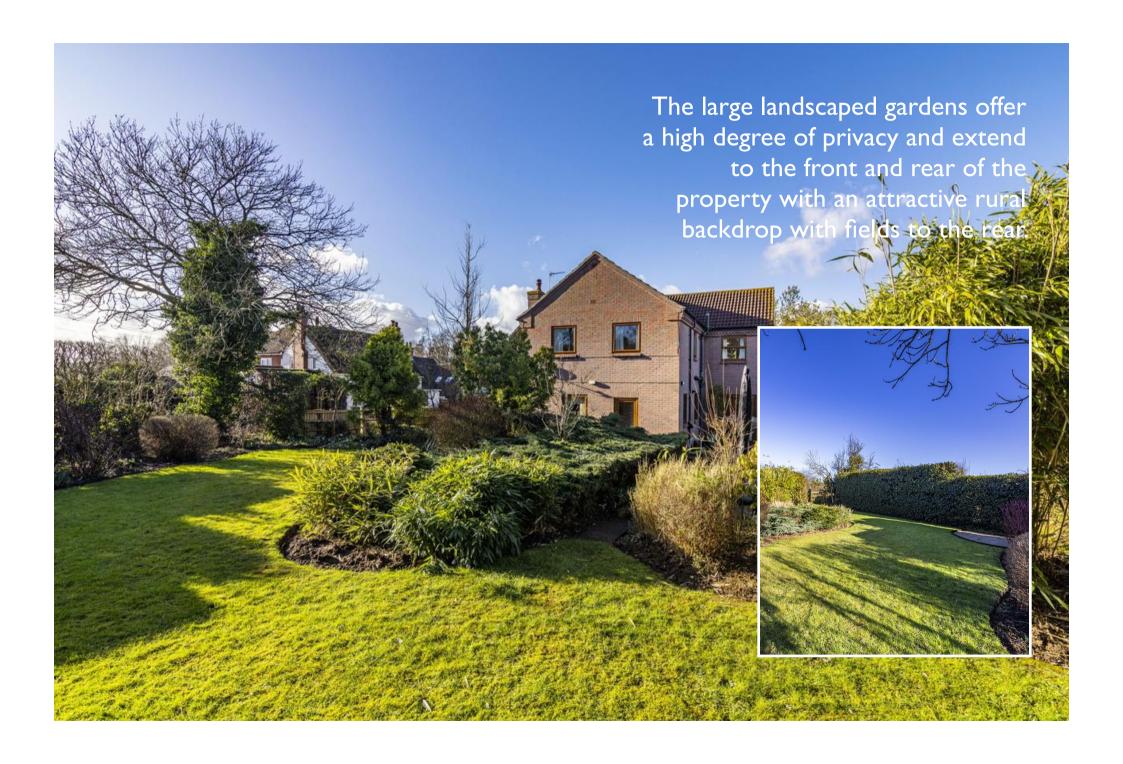












## £639,950 Freehold

Council tax band G

Flood Risk: Low

Gas central heating / mains drainage

Newark Northgate railway station (to London Kings Cross) approx. 12 miles

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

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## Orchard House, Edingley Hill, Edingley, NG22 8BU Approximate Gross Internal Area 2454 sq ft - 228 sq m WC Lobby 6'0 x 2'10 6'0 x 3'7 1.84 x 0.86m 1.82 x 1.10m Bedroom 17'10 x 7'7 5.44 x 2.32m Kitchen 14'2 x 10'10 4.33 x 3.30m Bedroom 12'4 x 6'11 3.77 x 2.11m Utility Bathroom Breakfast 7'10 x 6'10 10'3 x 6'10 2.39 x 2.08m Room 3.12 x 2.09m 7'7 x 6'11 Store 2.32 x 2.10m 6'10 x 3'6 2.08 x 1.06m Hall С En-suite 22'7 x 6'9 11'8 x 4'11 6.89 x 2.07m 3.56 x 1.51m **Dining Room** 12'8 x 11'2 3.85 x 3.40m Garage Lounge Bedroom 19'8 x 16'8 LB 19'11 x 18'0 18'1 x 12'8 5.99 x 5.07m 6.06 x 5.48m 5.50 x 3.86m Bedroom 19'11 x 18'1 6.06 x 5.51m Office Landing 12'8 x 6'6 31'0 x 6'10 3.85 x 1.99m 9.46 x 2.09m Porch 6'3 x 3'7 **GROUND FLOOR FIRST FLOOR GARAGE**

Not to Scale. Produced by The Plan Portal 2025 For Illustrative Purposes Only.