



Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES



**Guide Price £499,950 - £525,000 Freehold**

**'Belvoir View' Cauntton Road Hockerton NG25 0PL**

Tel 01623 392676  
Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)  
Visit [jfea.co.uk](http://jfea.co.uk)

Belvoir View is an immaculately presented four-bedroom detached family home, built in 2018 and finished to an exceptional standard throughout. Located in a slightly elevated position off Caunton Road, it enjoys both excellent privacy and outstanding views to both front and rear.

The interior is bright and spacious, with quality floor coverings and a thoughtful layout designed for modern living. The beautifully presented and spacious lounge features bi-fold doors to the rear garden, a cosy reading nook with skylight window and modern sliding glass doors through to the dining room, creating a seamless flow of space. The stylish and well equipped kitchen/diner is perfect for everyday living, supported by a separate utility room and downstairs cloakroom/WC for added convenience.

Upstairs, the main bedroom includes an en suite shower room, with three further bedrooms and a contemporary family bathroom with shower. Outside, the generous rear garden is level, neatly landscaped, and backs directly onto open fields — complete with a large timber shed and a paved patio - ideal for entertaining. The block-paved driveway provides off-road parking for 3 - 4 vehicles.

The property lies within the highly regarded Minster School catchment area and is just a short walk from the Spread Eagle pub, making it a superb choice for families seeking both countryside surroundings and community charm.

Competitively priced with motivated vendors ready to move, this is a turnkey home offering outstanding value in a desirable village location.







**Guide Price £499,950 - £525,000 Freehold**

**Council tax band E**

**Flood Risk : Low Risk**

**Calor Gas central heating**

**Underfloor heating to the ground floor**

**Double glazing**

**Klargester waste water system**

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

**Telephone 01623 392676**

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

**Web : [jfea.co.uk](http://jfea.co.uk)**



|   |                           |                     |                          |
|---|---------------------------|---------------------|--------------------------|
| Belvoir View<br>Cauntton Road<br>Hockerton<br>SOUTHWELL<br>NG25 0PL | Energy rating<br><b>C</b> | Valid until:        | 23 August 2028           |
|   |                           | Certificate number: | 8000-5945-1939-9727-7883 |































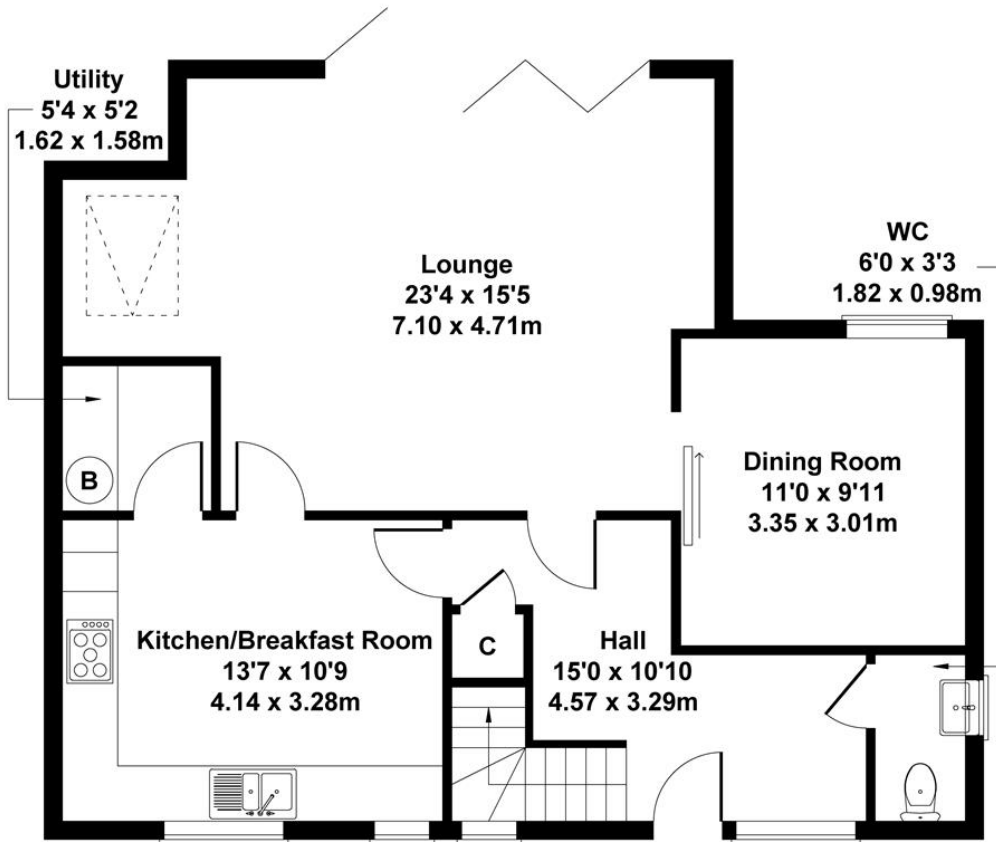




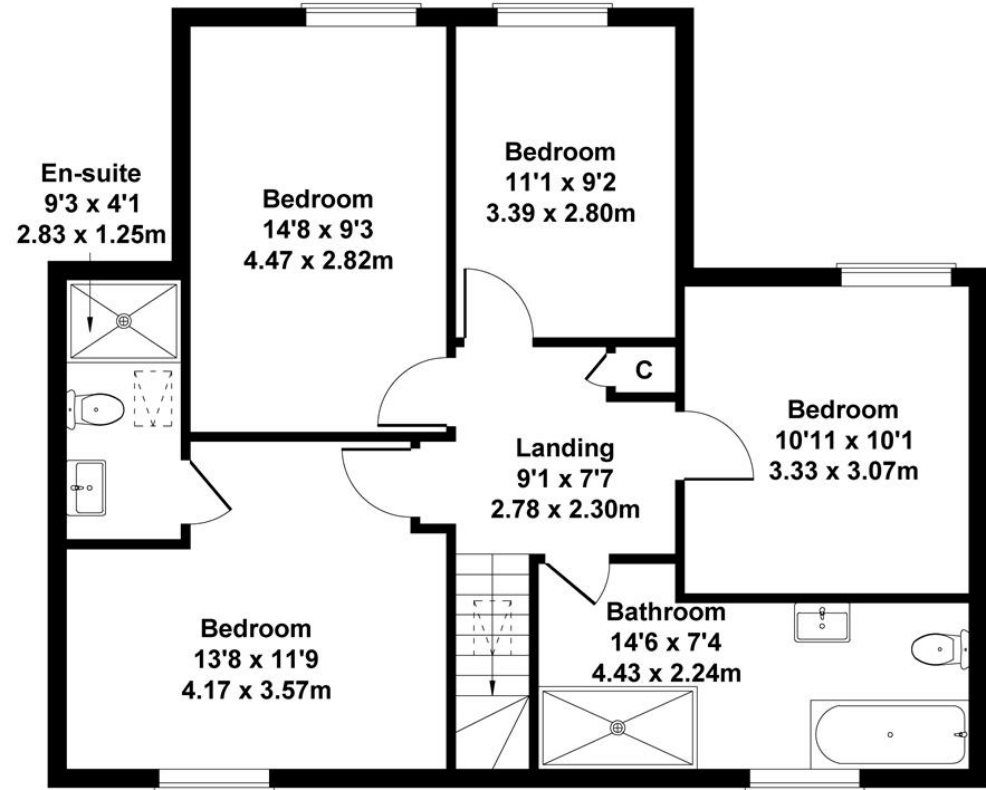


# Belvoir View, Cauntton Road, Hockerton, NG25 0PL

Approximate Gross Internal Area  
1475 sq ft - 137 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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