

Skerry Rise, Caunton Road, Hockerton, Southwell, NG25 0PL

Offers Over £575,000



**5 bedroom, 3 reception room detached family home - Idyllic village location with local pub and countryside walks - Breakfast kitchen with AGA range cooker
Beautiful rear garden backing onto fields with views across countryside - En suite to master and guest bedrooms - Utility room and separate office
Extensive parking plus useful store/workshop - Within Southwell Minster School catchment area - Newark railway station approx. 7 miles
Oil fired central heating - No onward chain**

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Est. 1998

ESTATE AGENTS

Village & Country Homes

A superbly proportioned 5 bedroom, 3 reception room detached family home situated in an idyllic village location (close to Southwell) with a superb rear garden backing onto fields with views over the countryside. The property offers extremely versatile accommodation throughout (over 3000 square ft.) and includes en suite shower rooms to both master and guest bedrooms, separate family bathroom and downstairs cloakroom. Other features of note include breakfast kitchen with AGA cooker, converted double garage providing office/gym and utility room, extensive driveway parking and useful garden store/workshop. Located within the Southwell Minster School catchment area which makes this a hugely desirable home offered for sale at a realistic price. **Viewing strongly advised.**





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ENTRANCE HALL:

11' 0" x 23' 8" (3.35m x 7.21m) With stairs to the first floor.

LOUNGE:

13' 3" x 19' 7" (4.04m x 5.97m) Double aspect and French doors leading to the rear garden. Fireplace with inset oak beam.

SITTING ROOM:

15' 4" x 9' 10" (4.67m x 3m) Double aspect.

DINING ROOM:

13' 3" x 10' 10" (4.04m x 3.3m) With French doors leading to the rear garden.

BREAKFAST KITCHEN:

13' 3" x 13' 3" (4.04m x 4.04m) With built in appliances and electric Aga range cooker.

DOWNSTAIRS CLOAKROOM:

6' 0" x 10' 1" (1.83m x 3.07m) With w/c and pedestal wash basin.

UTILITY ROOM:

14' 3" x 13' 2" (4.34m x 4.01m) Converted from integral garage. With plumbing for washing machine etc.

OFFICE / GARAGE:

17' 5" x 10' 10" (5.31m x 3.3m) Presently used as office but could easily be converted back to garage.

FIRST FLOOR LANDING:

6' 4" x 30' 10" (1.93m x 9.4m)

BEDROOM 1:

13' 3" x 17' 9" (4.04m x 5.41m) With built in wardrobes. With views to the rear garden and fields.

EN SUITE SHOWER ROOM:

4' 10" x 7' 9" (1.47m x 2.36m) With shower cubicle, w/c and pedestal wash basin.

BEDROOM 2:

9' 8" x 13' 3" (2.95m x 4.04m) With views to the rear garden.

EN SUITE SHOWER ROOM:

7' 5" x 8' 3" (2.26m x 2.51m) With shower cubicle, w/c and pedestal wash basin.

BEDROOM 3:

13' 3" x 14' 2" (4.04m x 4.32m)

BEDROOM 4:

17' 5" x 10' 10" (5.31m x 3.3m)

BEDROOM 5:

11' 0" x 13' 2" (3.35m x 4.01m)

FAMILY BATHROOM:

13' 3" x 10' 1" (4.04m x 3.07m) With bath, shower cubicle, w/c and pedestal wash basin.

OUTSIDE:

STORAGE SHED/WORKSHOP:

14' 8" x 9' 6" (4.47m x 2.9m) With access to front and rear garden

REAR GARDEN:

With extensive patio, raised flower beds, established borders, pathway to rear with seating area and pergola, large garden shed, fenced and naturally screened boundaries and stunning views across fields.

FRONT:

Extensive block paved driveway with walled boundaries.





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TOTAL AREA: APPROX. 282.0 SQ. METRES (3035.9 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		63	65
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		59	61
		EU Directive 2002/91/EC	