



EDINGLEY HILL | EDINGLEY | NEWARK | NG22 8BU

**BuckleyBrown**  
ESTATE AGENTS

AN EXCEPTIONAL FIND!...Allow us to introduce you to Orchard House, a truly marvellous residence with many gorgeous features that you simply must see to fully appreciate! Standing gloriously on an excellent plot in Edingley, surrounded by mature and established grounds. Not only that, it boasts a spacious interior to match; this property is fantastic in every sense of the word!

Let's start with the gated entrance, which sweeps onto the driveway, allowing for ample parking. The lounge benefits from carpeted flooring and a log burner, which creates a warm and inviting atmosphere. Together with sliding doors leading out to the rear garden. The kitchen is fitted with a range of traditional wall and base units, along with ample work surface space. Leading nicely from here is the delightful breakfast room, which offers the perfect spot for your morning coffee. You'll even find a handy utility room with plumbing for your essential appliances. In addition, this property hosts the added benefit of two additional reception rooms, with one lending itself perfectly as a dining room and the other a versatile study.

The first floor hosts a generously sized landing, providing access to four charming bedrooms, which are a real credit to the current owners. The master bedroom boasts an abundance of space for your furnishings, as well as the added luxury of a modern ensuite. Completing this floor is a stunning family bathroom fitted with a four-piece suite, including a separate shower.

Outside is equally impressive, with a double detached garage for extra storage. Along with a hedge surround providing additional privacy to the front of the property. There is a gorgeous, established garden to the rear with a patio seating area, lawn, and mature trees. If that's not enough, this home offers stunning views of open fields. The location is brilliant too, being within the catchment area of Minster School, as well as amenities and transport links to surrounding areas!





**Lounge 17'11" x 19'10"**

With carpet to flooring, central heating radiator, coving, feature log burner, double windows to the front elevation, and sliding doors leading out to the rear garden.

**Dining Room 11'1" x 12'6"**

With carpet to flooring, central heating radiator, coving, window to the side elevation and sliding doors leading outside.

**Study 6'2" x 12'7"**

With carpet to flooring, central heating radiator, coving and dual aspect windows.

**Breakfast Room 6'10" x 9'2"**

With parquet tile flooring, central heating radiator and sliding doors leading outside.

**Kitchen 10'0" x 10'9"**

Complete with traditional cabinets and

units, inset sink, work surface, integrated oven, tiled walls, gas hob, dishwasher and two central heating radiators. Together with dual aspect windows.

**WC**

Fitted with a low flush WC, wash hand basin and an opaque window to the side elevation.

**Utility 6'9" x 7'10"**

With a Belfast sink, fridge freezer, plumbing for a washing machine and space for a tumble dryer. Along with a window to the side elevation.

**Bedroom One 18'0" x 19'10"**

With carpet to flooring, two central heating radiators, coving, double windows to the front elevation and window to the rear elevation. There is also an en-suite facility.



**En-Suite 4'11" x 11'7"**

Complete with an enclosed shower with neutral tiling, low flush WC, wash hand basin with vanity storage, illuminated mirror, vertical towel radiator and an opaque window to the rear elevation.

**Bedroom Two 12'7" x 18'0"**

With carpet to flooring, three central heating radiators, window to both the front and rear elevation, as well as double windows to the side.

**Bedroom Three 7'6" x 18'1"**

With carpet to flooring, two central heating radiators, built-in wardrobe and double windows to the rear elevation with exceptional views of open fields.

**Bedroom Four 7'0" x 12'4"**

With carpet to flooring, two central heating

radiators, coving and double window to the side elevation.

**Bathroom 6'9" x 10'2"**

Complete with a panelled bath, low flush WC, wash hand basin with vanity storage, enclosed shower with modern tiling, chrome heated towel rail, down lights and double windows to the side elevation.

**Outside**

Boasting gated entrance, generously sized driveway for off-street parking and double detached garage. Along with a hedge surround providing additional privacy to the front of the property. There is an established garden to the rear with a patio seating area, lawn, mature trees and shrubbery.



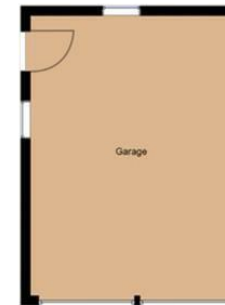
Ground Floor:  
108Sq.MT/1151.74Sq.FT  
Approx.



First Floor:  
110Sq.MT/1184.03Sq.FT  
Approx.




Outbuilding:  
37Sq.MT/398.265Sq.FT  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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