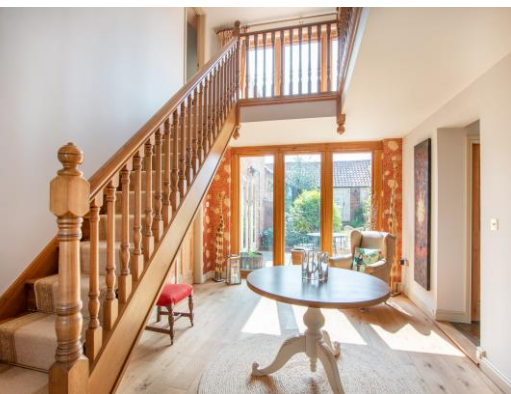




Alexander Jacob
estate agents & company



West Moor Road
Walkeringham

Offers in the Region of £975,000

Property & Estates Consulting
12 – 14 Grove Street, Retford, DN22 6JR

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www.alexanderjacob.co.uk

West Moor Road Walkeringham

Extensive FIVE DOUBLE BEDROOM Detached Family Home

Property Overview

- Residing on a Large Professionally Landscaped Plot in Walkeringham Exceeding Two Acres
- Constructed from York Handmade Bricks & William Blythe Handmade Roof Tiles
- Accommodation Includes FOUR RECEPTION ROOMS Alongside Games Room, Home Gym & Galleried Landing
- Plentiful Driveway Accessed via Secure Electric Sliding Gate



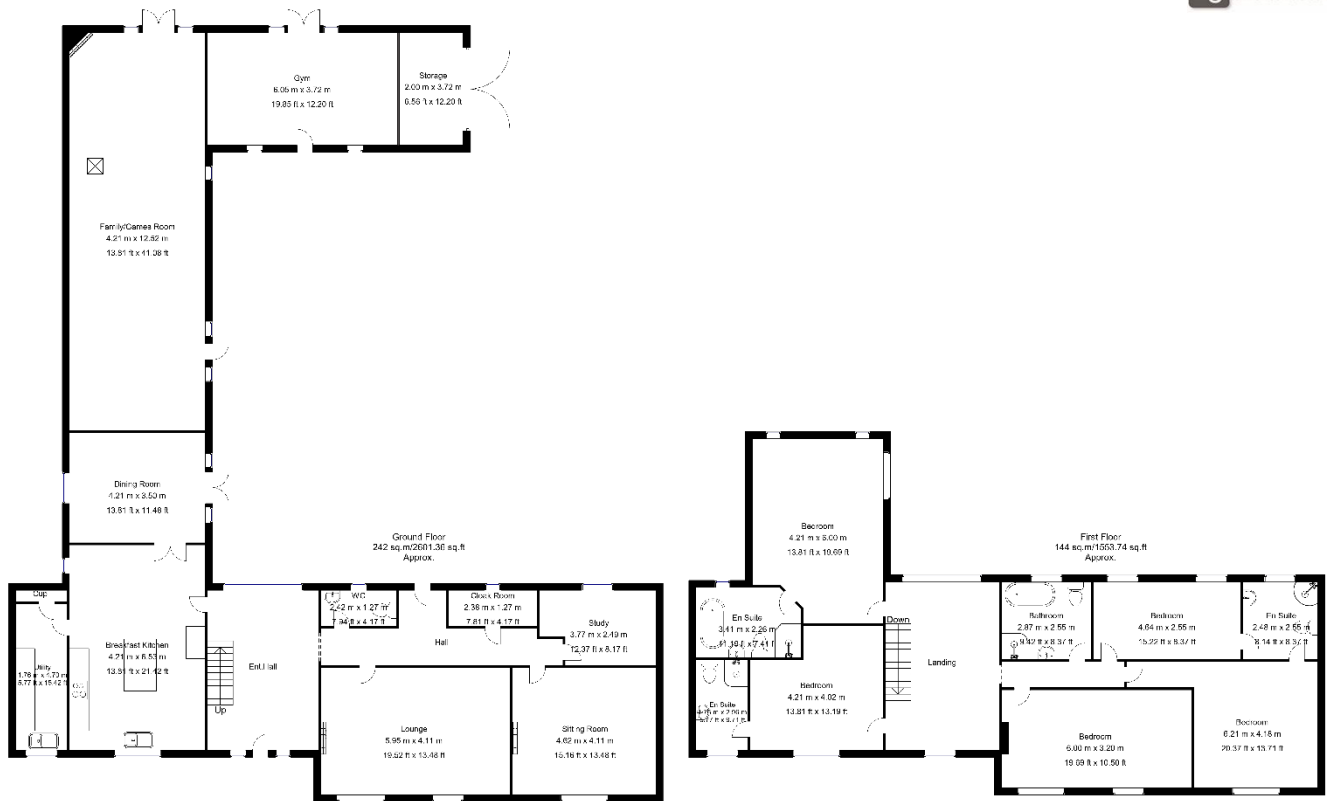
A wonderful opportunity to acquire this extensive FIVE DOUBLE BEDROOM detached family home, exhibiting a capacious extension to the front, constructed from York handmade bricks and William Blythe handmade roof tiles. Sympathetically restored to retain original features, with a contemporary country kitchen and abundant bathroom suites, this commodious property resides on a large professionally landscaped plot in the prestigious village of Walkeringham. The A638 provides excellent commuter links to neighbouring towns and villages, offering a wealth of conveniences, entertainment facilities and educational establishments. Walkeringham Primary School and Queen Elizabeth's High School Grammar, both having most recently achieved outstanding Ofsted ratings, are just a short distance away. The vast ground floor living accommodation showcases a foyer, inner hallway, lounge, sitting room, study, cloakroom, ground floor WC, breakfasting kitchen, utility room, dining room, games room and home gym. To the first floor there is a generous galleried landing, master bedroom complete with master en suite, second bedroom complete with en suite, two further double bedrooms with an interconnecting en suite, fifth bedroom and family bathroom. Overlooking open countryside to all sides, the grounds which are exceeding two acres also exhibit a superb Southerly aspect wrap around garden, large laid to lawn paddock, courtyard, Indian sandstone terrace, greenhouse, vegetable patches and a plentiful driveway accessed via secure electric sliding gate. Furthermore, the property displays sash oak sills and European oak throughout, whilst a security alarm and CCTV system monitor the perimeter.

- Private Southerly Aspect Laid to Lawn Rear Paddock, Indian Sandstone Terrace, Courtyard, Greenhouse & Vegetable Patches
- Overlooking Open Countryside to All Aspects
- Excellent Commuter Links to Neighbouring Towns & Villages via A638
- Council Tax Band: D EPC Rating: C

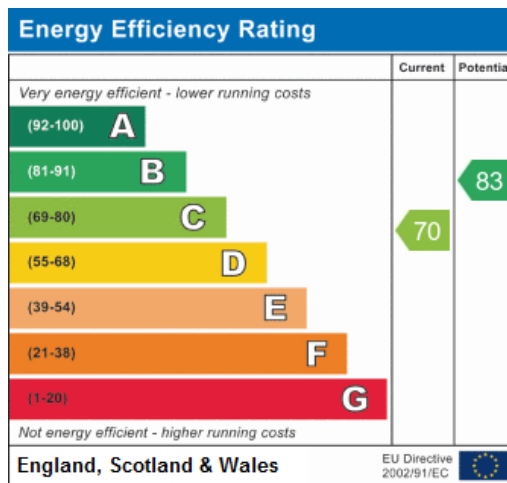


Road links are served by the M1 & A1(M) offering greater transport links throughout the UK. Train stations in the neighbouring towns offer direct lines to King's Cross & Edinburgh. Robin Hood Airport based near Doncaster is also easily accessible by train and regular bus routes.





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 purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Selling your home?

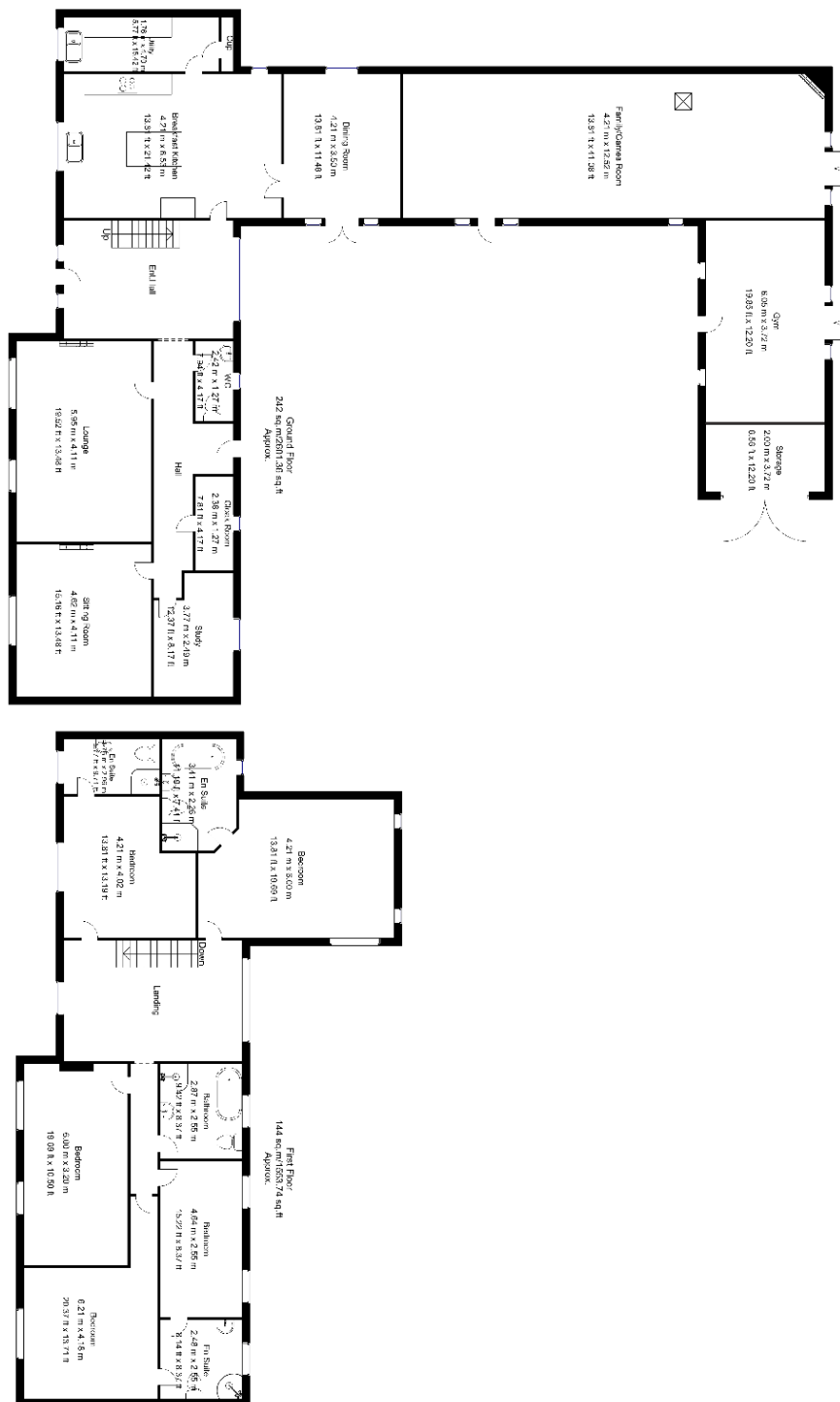
If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

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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.



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