



**Station House**  
Fledborough, Newark, NG22 0UZ  
**Guide Price £375,000**

3 1 2 D

## Station House

Fledborough, Newark, NG22 0UZ

\*\*\*CHARMING CHARACTER COTTAGE\*\*\*  
GUIDE PRICE £375,000 - £400,000\*\*

Station House is a distinctive and utterly unique detached cottage formally the station master's house. The character & charm is noticeable the moment you enter this magnificent property with its warm, welcoming ambience. The home is positioned in a rural setting and is nestled within a generous and private plot, with an in and out driveway and a large, detached garage. On a plot approaching half of an acre, the rear garden benefits from an established tree lined boundary, providing a sense of privacy and serenity, whilst boasting beautiful and uninterrupted elevated views over the open countryside. Station House was built in 1896 and was the station masters house until 1955. The ground floor accommodation comprises a spacious entrance hallway, breakfast kitchen, lounge, dining room and WC. The light & airy landing has a beautiful view across the countryside and leads to three double bedrooms and a family bathroom. The property benefits from oil fired central heating, UPVC double glazing and a septic tank. The rear garden is mainly laid to lawn with a variety of trees to include magnolia, apple, and Japanese blossom. There are three sheds, a greenhouse, log store, pond, and a paved seating area where you can sit and enjoy those summer evenings. The front provides ample off road parking with an in and out drive and leads to the large, detached garage which benefits from an inspection pit.

If you love the outdoor lifestyle with walks and cycling then this property is in the perfect location. Route 647 is on the doorstep which is part of the disused railway trail and extends over 19 miles from Tuxford to Lincoln.





## Location

Fledborough is within the catchment area for Tuxford Academy High School and the village Sutton On Trent is approximately 4.5 miles away. This Village has a Doctors Surgery, local store, village hall, butchers & public house.

Fledborough conveniently positioned for the A1, allowing easy access to Newark, Retford, Lincoln & Nottingham. Newark is approximately 13 miles away where you will find many more amenities and London's Kings Cross can be accessed via the East Coast mainline in an hour and 15 mins.

## Entrance Hall

### Breakfast Kitchen

14'1 x 11'9 (4.29m x 3.58m)  
max measurements

### Lounge

13'9 x 11'9 (4.19m x 3.58m)

### Dining Room

11'9 x 9'2 (3.58m x 2.79m)

### Landing

### Bedroom One

14'1 x 10'2 (4.29m x 3.10m)

### Bedroom Two

11'9 x 9'2 (3.58m x 2.79m)

### Bedroom Three

13'9 x 8'9 (4.19m x 2.67m)

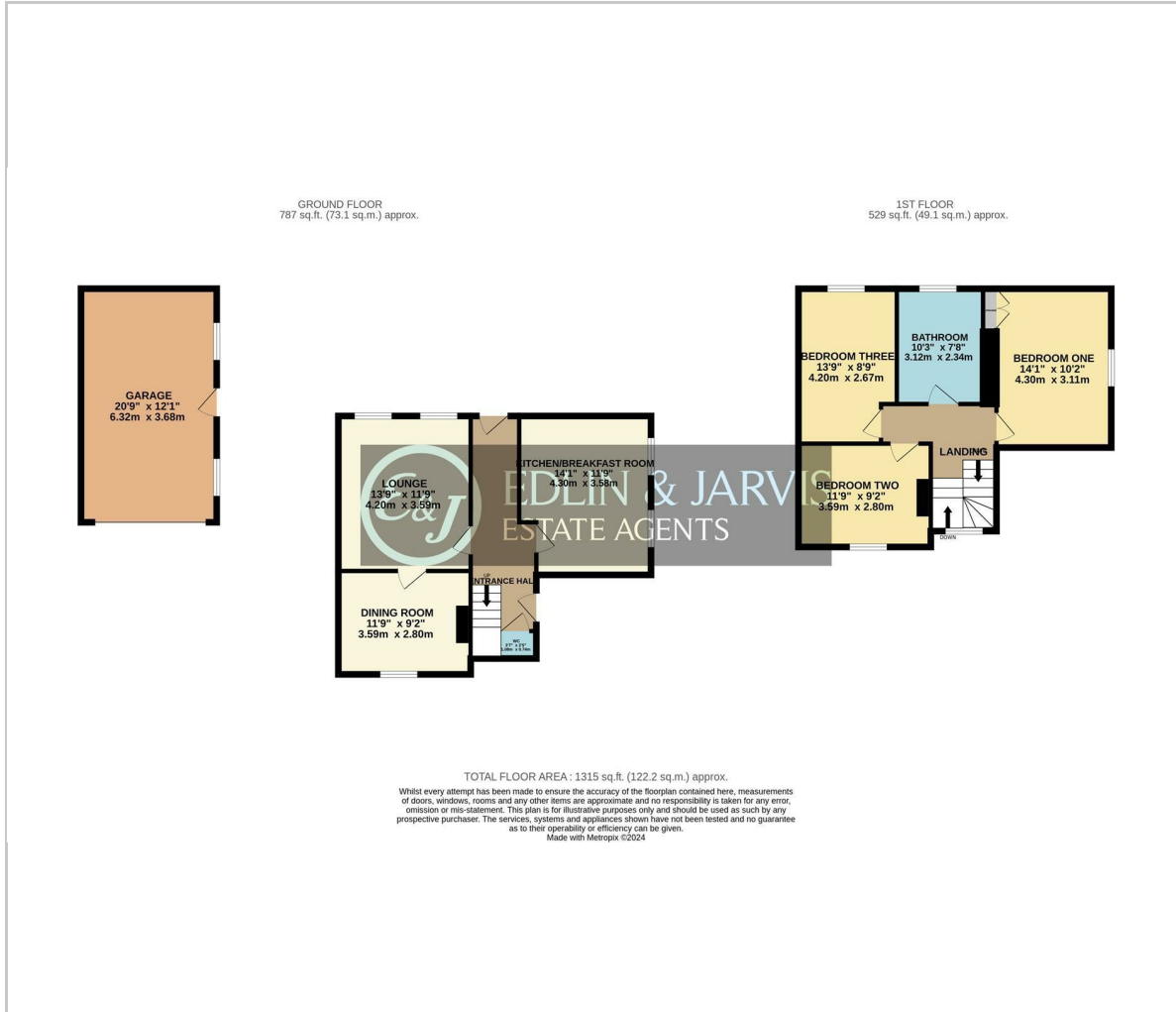
### Bathroom

10'3 x 7'8 (3.12m x 2.34m)

### Garage

20'9 x 12'1 (6.32m x 3.68m)

## Floor Plan



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>

## Area Map



## Energy Efficiency Graph

