



Rectory Cottage Church Lane
Averham, Newark, NG23 5RB

Guide Price £675,000 to £700,000

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WARMTH, CHARACTER & CHARM. Guide Price £675,000 to £700,000. A unique opportunity to own this delightful four bedroom Grade II listed family home, nestled within the conservation area of the highly sought after village of Averham. The original building dates back to the 17th century and sits on a generous plot of approx. 0.44 acres. The property maintains many character features to include exposed beams, sash windows, high ceilings, latch doors and period fireplaces. The current owners have tastefully refurbished the property in keeping with the character of the building. They have created a beautiful spacious family home with much love, and their attention to detail is noticeable the moment you enter this magnificent property. The hub of the home is the fabulous open plan kitchen dining area which extends to over 21ft and overlooks the fabulous gardens to the front and rear. This delightful property boasts an entrance hall, lounge, dining room, study, kitchen diner and a utility on the ground floor which is perfect for entertaining guests or simply relaxing with your loved ones. The first floor occupies four double bedrooms with an ensuite and dressing room to the master. Bedroom four is accessed via a separate staircase and benefits from its own bathroom perfect for guests and family to have their own space. The double garage has been converted into a studio but can easily be converted back if needed. The peace and tranquil gardens wrap around this beautiful home with a variety of mature trees, shrubs, and bushes. The rainbow stone terrace with a pergola and pizza oven is a great place to enjoy the summer evenings with BBQs or just relaxing in the serenity of village life. The front has a gravel drive which provides parking for several vehicles.

Location

Averham is a small conservation village, that enjoys beautiful countryside walks on your doorstep, whilst being conveniently situated to neighbouring towns like Southwell and Newark. Averham has a lovely theatre where there are many shows throughout the year. Families benefit from the proximity and catchment to Minster School, accessible via a handy school bus service.

You will have easy access transport links to include the A1, A46 and A52. Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.





Entrance Hall

Lounge
15' x 15' (4.57m x 4.57m)

Dining Room
15'0 x 15'0 (4.57m x 4.57m)

Study
15'0 x 10'3 (4.57m x 3.12m)

Kitchen Diner
21'4 x 15'3 (6.50m x 4.65m)

Utility Room
4'8 x 5'6 (1.42m x 1.68m)

Hall

Landing

Bedroom One
15'0 x 15'0 (4.57m x 4.57m)

Ensuite
10'4 x 7'5 (3.15m x 2.26m)

Dressing Room
10'4 x 7'5 (3.15m x 2.26m)

Bedroom Two
15'0 x 15'0 (4.57m x 4.57m)

Bedroom Three
15'3 x 13'7 (4.65m x 4.14m)

Bathroom
10'0 x 7'4 (3.05m x 2.24m)
max measurements

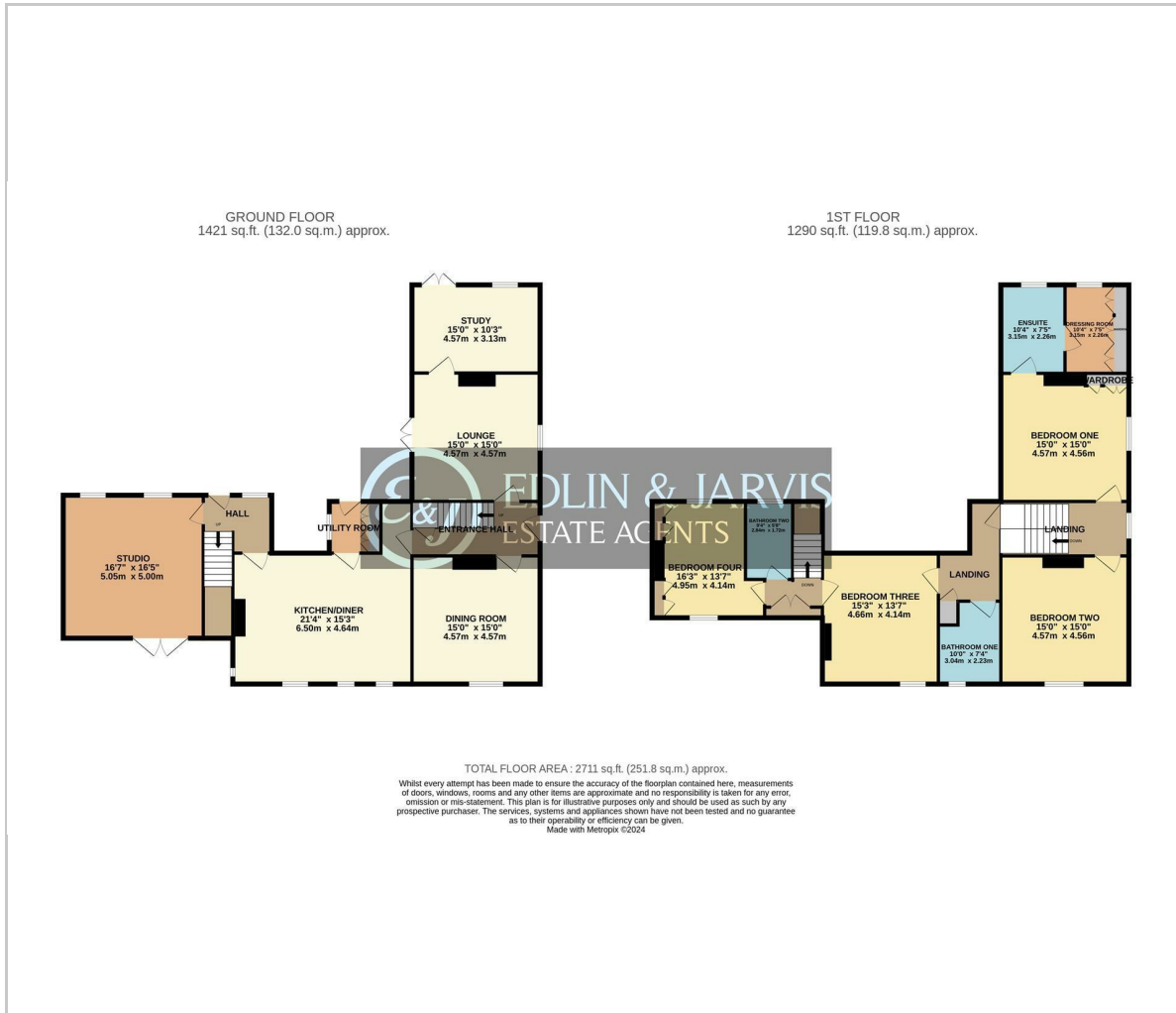
Bedroom Four
16'3 x 13'7 (4.95m x 4.14m)
max measurements

Bathroom
9'4 x 5'8 (2.84m x 1.73m)

Studio/Garage
16'7 x 16'5 (5.05m x 5.00m)



Floor Plan



Area Map



Energy Efficiency Graph

Viewing

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

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36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>