

## High Oakham Road, Mansfield, NG18 5AJ



**£795,000 Freehold**



Edwardian elegance coupled with modern living; this stunning property provides it all. With over 3000sqft of living space, comprising three large reception rooms, an open plan modern kitchen/Orangery and a beautiful library, you have huge flexibility for family living, entertaining and work space if required. All rooms have been decorated to a high standard, maintaining the original features that you would expect; high ceilings, large sash windows, deep plaster covings throughout, picture rails, deep skirting boards with cast iron radiators to some rooms. The Orangery opens out through two sets of double doors onto a newly landscaped garden. Upstairs provides five good sized bedrooms, two with large fitted wardrobes. The primary bedroom has a four piece en-suite, including roll-top bath and separate shower cubicle with power shower. The main bathroom has been custom fitted with built in units, has a five piece suite which also includes a roll-top bath and separate shower cubicle with power shower. Externally the property has parking spanning almost the length of the plot, leading to a detached double garage complete with large work bench across the rear. The newly landscaped garden provides a beautiful porcelain patio, along with a morning sun trap to relax with your first cup of coffee. The private garden has sun all day long with the added benefit of shaded areas. This is a rare find which the current owners had not planned on selling, hence many improvements being recently undertaken. The property is being sold with no upwards chain. EPC=E

## Entrance Porch 4'3" x 7'3"

Step through the impressive double front door into the entrance porch. With tiled flooring, a fitted bench and coat hooks, this is a great space for shoes and coats to be stored.

## Hallway 28'11" x 7'3"



You will be instantly wowed by this grand entrance hallway. With stained glass leaded feature windows, leading you to the wide, double aspect staircase to the first floor. The hallway also boasts a chandelier, two cast iron radiators, along with an understairs cupboard.

## Lounge 16'2" x 15'1"



This stunning lounge, whilst large, still feels warm and cosy. The large bay window and additional side window provide lots of natural light. Complete with natural wood flooring, a cast iron radiator, chandelier and dual fuel log burner set within a beautiful fire surround, this is the perfect place to relax.

## Dining Room 16'1" x 14'11"



Another perfectly sized room, providing lots of space for more formal entertaining. Again with a large bay window and side window, it also has natural wood flooring and wooden fire surround with a log effect gas fire and cast iron radiator.

## Sitting Room / Den 16'10" x 11'7"



A third reception room currently used as a Den with wood effect flooring, cast iron radiator and sash window to the side.

## Kitchen/ Open Plan Into Orangery 16'11" x 15'0"



Recently upgraded by the current owners to have a stunning fitted kitchen which is fully equipped with everything a family with need; free standing range cooker with gas hob and double oven, integrated microwave, 50/50 fridge freezer, dishwasher, double sink and a range of storage cupboards and larder units. With

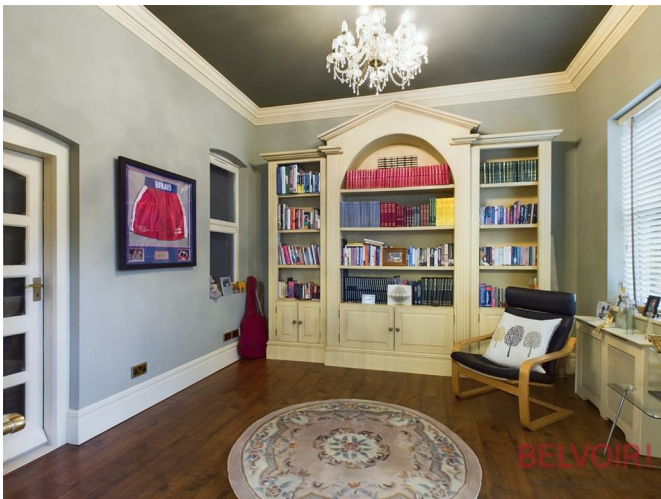
granite worktops and splashbacks, a tiled herringbone floor and ceiling spotlights, your kitchen opens into the amazing Orangery.

## Orangery 23'9" x 12'2"



This bright room provides the perfect family and entertaining space with two sets of double doors leading into the garden. The stunning vaulted ceiling with two chandeliers adds to the grandeur of this room.

## Library 12'11" x 12'1"



Leading off the Orangery, this room can also be opened up through double French doors to provide even more entertaining space. Custom fitted to two sides with bookshelves and cupboards, this would make a great home office or a tranquil escape. It can also be accessed from the 'Den' providing even more flexibility of use. It has a radiator, chandelier and window to the rear aspect.

## Wc 8'8" x 2'6"

Accessed from the rear of the main hallway, with wc,

wash hand basin, tiled splash back, Karndean flooring, radiator, chandelier and over large gilted mirror.

## Utility Room 15'10" x 5'9"



A galley style room with base and wall units providing even more storage. Complete with Belfast sink and mixer taps, cupboard housing the boiler, space for a washing machine and additional fridge/freezer. It has tiled herringbone flooring, two windows, cast iron radiator and door to the rear garden.

## Landing



A spacious half galleried landing with stained glass leaded window, feature archways and two chandeliers.

## Bedroom One 16'2" x 14'11"



A great sized primary suite with custom fitted full height wardrobes with built in spotlights, picture rail, cast iron radiator and chandelier. The large double aspect sash window to the front and additional side sash window, make this a light and airy room

## Ensuite 10'4" x 7'3"



A fully fitted spacious Ensuite with four piece suite comprising wash hand basin, roll top bath with mixer tap with shower, wc and corner shower cubicle with white tiled walls. With stained glass sash window, part tiled walls, light coloured karndean flooring and feature radiator.

## Bedroom Two 16'0" x 14'11"



A fantastic sized second bedroom with fitted custom made triple wardrobe, picture rail, cast iron radiator and two sash windows to the front and side elevation.

## Bedroom Three 10'3" x 15'1"



With sash window to the rear, it features a dado rail, picture rail, radiator and chandelier.

## Bedroom Four 13'6" x 6'11"



With sash window to the rear, radiator, picture rail and chandelier.

## Bedroom Five 8'2" x 10'4"



The smallest of the rooms but still plenty of space for a double bed; with radiator, picture rail and sash window to the side elevation.

## Bathroom 16'9" x 7'7"



Bigger than it looks and fitted with a five piece suite comprising roll top bath with mixer tap and shower head, wc, bidet, sink set in vanity unit and a spacious shower cubicle with pump mains fed shower. With opaque sash windows to the front and side, custom made base and wall units with wood panelling and built in lighting, cast iron radiator and Karndean flooring.

## Rear Garden



A stunning rear garden which catches the sun all day! Stepping out of the double French doors from the Orangery onto the large porcelain tiled patio area, this is the perfect place for al fresco dining. The patio leads around to the left of the Orangery proving a hidden storage area and to the right turns to the driveway and double garage which has been shielded by open horizontal fencing. Stepping from the patio area onto the lawned area, you have a mature garden with a pond and fountain, mature hedging to the back of the garden for that all important privacy and the open fencing shielding the double garage. The gravelled pathway leads you to a further raised patio area, perfect for that first cup of coffee in the morning sun.

## Garage 22'7" x 22'8"



With remote controlled roller door, this double garage also provides a full width work bench to the back with additional great storage space in the rafters. It has a side window and door access.

## Front



Upon arriving at the property and entering through the electric wrought iron double gates, you are greeted by a large gravelled frontage and full length driveway to the side of the property providing ample parking. The frontage is private to the road, shielded by a large hedge and mature trees. The footpath leads you to the grand double front door, framed by a mature cultivated hedge.

## Location

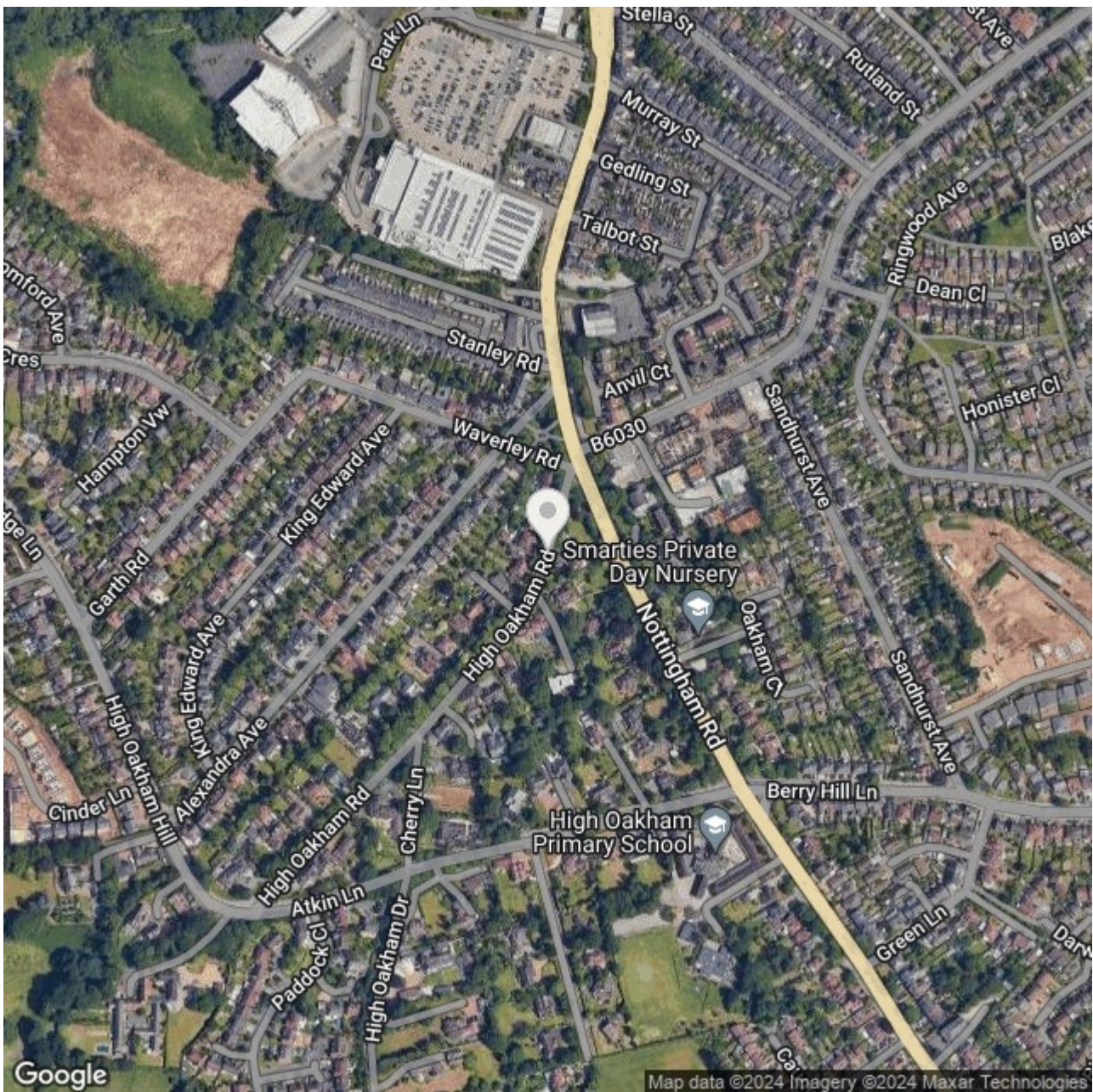
Standing majestically towards the bottom of High Oakham Road, Rydal House is perfectly situated. High Oakham Road is a quiet, tree lined road but yet just a five minute walk to Sainsburys and the best local bar/restaurant in Mansfield; Il Rosso. The town of Mansfield is only a 15 minute walk (5 minutes by car) with easy access to the M1 north and south bound junctions.



Ground Floor



Floor 1



### 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>		<b>76</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	