



Church Lane

Widmerpool

Alexanders



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- Imposing detached country home
- Tastefully presented and finished
- Peaceful yet convenient location
- Impressive living kitchen with AGA and garden room
- Private, twin gated access and sweeping driveway
- Up to seven bedrooms, four bathrooms
- Barn with garage, office/ studio/ ancillary accommodation
- Plot of just under 0.5 acres with parking for several vehicles
- EPC Rating E / Council Tax G / Freehold

General Description

Alexanders East Midlands are delighted to offer to the market this handsome detached country home located in the picturesque, conveniently located South Nottinghamshire village of Widmerpool. This appealing period home retains an abundance of original features and character which the current owners have upgraded during their ownership over the last 25 years. The property is presented in excellent decorative taste set in a mature, private enclosed plot of circa 0.5 acres situated on a quiet, 'no through lane' and surrounded by attractive neighboring properties.

The internal accommodation is both flowing and well balanced with the large windows allowing lots of natural light to flood in and give a truly inviting feeling throughout.

Offering spacious rooms with an abundance of character and many original features including open fireplaces and impressive mantelpiece surrounds, exposed brickwork, an ornate deep cornice, exposed beams, natural floors, period window shutters and original doors.

The property has benefitted from carefully considered additions over the years to maximise use of space and highlight the endless period charm throughout, both internally and externally.

Externally the property has ample parking on its main sweeping driveway with a secondary gated access to the private enclosed courtyard adjacent to the barn which is currently arranged to provide garaging, potting shed/ workshop and to the first floor a large studio / further bedroom and office / further bedroom along with shower room facilities and separate wc / cloakroom.

The mature private rear gardens are mainly laid to lawn but provide scope to develop further or to be enjoyed as they are.

Agents notes

Comfortable, versatile country home enjoying a wonderful location and presented tastefully throughout. With the added rare benefit of proper ancillary accommodation and offered to the market at a genuinely, realistic Guide Price. Must view!





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Location

Widmerpool is a highly regarded and attractive south Nottinghamshire village close to extensive amenities and reputable schooling at the nearby village of Keyworth and further afield in the popular and vibrant town of West Bridgford.

The property enjoys a very peaceful location on this leafy, 'no through route' lane with attractive neighboring properties.

The village itself has a great community and active village church and boasts a variety of lovely country walks on the doorstep. The cosmopolitan and popular city of Nottingham is within easy reach. There is convenient and easy access to the region's commercial and retail centres and the property is well-placed for various main road networks and rail access to the City of London as well as East Midlands Airport.

It is bordered by several other parishes, namely, Stanton-on-the-Wolds, Kinoulton, Hickling, Upper Broughton, Willoughby-on-the-Wolds and Wysall.

Accommodation Summary

Ground floor (rear entrance): Rear porch, snug/tv room, rear hallway, utility, extended living kitchen, walk-in pantry, main entrance hall, wc/cloakroom, dining room, drawing room, cellar

First floor: Master staircase from the hallway leads to a large landing area, main bedroom suite with dressing room, walk-in wardrobe and en-suite bathroom, four further double bedrooms, family bathroom, further separate wc, secondary staircase leading down to snug/tv room

Barn: Garage, potting shed/workshop, stairs leading up to studio/bedroom, shower room, separate wc, office/bedroom

Outside: Initial gated entrance leading into sweeping driveway and gardens with ample parking, inner gated entrance opening into courtyard garden, barn/garaging, mature private gardens.

Viewings

Viewing is strictly by appointment via the sole selling agent, to arrange a viewing, please contact Alexanders East Midlands on (01664) 896 332 or visit alexanders-estates.com/contact.

Tenure

Freehold.

Services

We are advised that mains electricity, water and drainage are connected. The property is serviced by LPG and oil heating.

Local Authority

Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG (Tel: 0115 9819911), Council Tax Band G.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





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Approximate Gross Internal Area
 Main House - 338 sq.m/3634 sq.ft
 Annex - 83 sq.m/897 sq.ft
 Garage - 21 sqm/230 sq.ft
 Total - 442 sq.m/4761 sq.ft



Viewing by appointment only

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21 Market Place
 Melton Mowbray
 LE13 1XD

Telephone Sales: 01664 896332
 Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.
 Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
 General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



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