

# HoldenCopley

PREPARE TO BE MOVED

Chapel Lane, Oxton, Southwell NG25 0ST

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Guide Price £900,000 - £1,100,000



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DETACHED BARN CONVERSION, ANNEX & 1.5 ACRE PLOT OF LAND ...

Nestled in the serene countryside of Oxton, Southwell, stands a remarkable detached barn conversion steeped in history, dating back to the 1800s. This substantial property offers spacious accommodation spread across two floors, presenting an ideal haven for any growing family. With no upward chain, the opportunity awaits to make this charming residence your own. Exuding timeless charm, the interior boasts exposed beams and brick walls, vaulted ceilings, and hardwood double-glazed windows, adding to the abundant character. The comfort of underfloor heating permeates throughout the home. Entering through the entrance hall, you'll find a well-appointed W/C and three inviting reception rooms, perfect for entertaining guests or unwinding with loved ones. A fitted kitchen, complete with a range of appliances, beckons culinary adventures, while a study, utility room, and workshop offer versatile spaces for work or hobbies. Ascend the stairs to the first floor, where five bedrooms await, serviced by three bathroom suites. The property boasts a substantial annex, featuring a delightful swimming pool with a sauna, a shower, and a fitted kitchen for added convenience. Upstairs, the annexe reveals versatile office and gym spaces, accompanied by a spacious bathroom, catering to various lifestyle needs. Outside, a gated driveway welcomes you, providing ample off-road parking for multiple vehicles and granting access to the triple garage equipped with electric car charging points. The rear of the property unveils a tranquil south-facing courtyard adorned with multiple seating areas and a soothing water feature, offering the perfect setting for outdoor relaxation. Additionally, the front of the property includes a generous 1.5-acre plot of land, adding further potential and allure to this exceptional countryside retreat.

MUST BE VIEWED







- Detached Barn Conversion With Underfloor Heating
- Five Bedrooms
- Fitted Kitchen & Separate Utility Room
- Four Reception Rooms & Workshop
- Four Bathrooms & Ground Floor W/C
- Two-Storey Annexe With Swimming Pool, Sauna & Kitchen
- Gated Driveway With Triple Garage & Electric Car-Charging Points
- South-Facing Courtyard With Water Feature
- 1.5 Acre Plot Of Land Included
- No Upward Chain











## LOCATION

Oxton is a quaint village nestled in the picturesque countryside near the market town of Southwell. With its charming rural setting, Oxton offers residents a tranquil escape from city life while still providing easy access to amenities and attractions. The village boasts historic architecture, including traditional stone cottages and historic landmarks, adding to its timeless appeal. Residents and visitors alike can enjoy leisurely walks along scenic countryside paths, explore local pubs serving delicious food and drinks, and immerse themselves in the area's rich history and culture. With its welcoming community spirit and scenic surroundings, Oxton provides a peaceful and idyllic place to call home.

## GROUND FLOOR

### Entrance Hall

11'2" x 16'5" (3.42m x 5.01m)

The entrance hall welcomes with hardwood oak flooring enhanced by underfloor heating, a wooden staircase, and an in-built cupboard for storage convenience. Exuding character, the space features exposed brick walls and boasts oversized hardwood double-glazed windows, while double doors at the front offer entry into the accommodation, and rear-facing double doors seamlessly connect to the garden beyond.

### Dining Room

14'8" x 15'10" (4.48m x 4.83m)

In the dining room, hardwood oak flooring is complemented by underfloor heating and ambient wall-light fixtures. A hardwood double-glazed window graces the front elevation, while access via double wooden doors with glass inserts from the entrance hall enhances the space's flow. Bi-folding doors open seamlessly into the adjoining living room.

### Living Room

16'1" x 13'6" (4.91m x 4.12m)

In the living room, hardwood oak flooring is complemented by underfloor heating. A feature fireplace, adorned with a gas fire and exposed brick surround, serves as a focal point. The room boasts practical amenities such as a TV point and wall-light fixtures. Natural light streams in through full-height hardwood double-glazed windows, offering picturesque views of both the front and rear elevation. Access to the rear garden is provided via a single door, inviting seamless indoor-outdoor living.

### Kitchen

16'8" x 16'0" (5.09m x 4.88m)

In the kitchen, discover a collection of fitted base and wall units adorned with rolled-edge composite worktops and a sink and a half, complete with a mixer tap and drainer. Modern conveniences include an integrated oven paired with a gas hob and extractor fan, alongside under-cabinet lighting for enhanced visibility. Additional appliances include an integrated micro-dual oven and dishwasher, with room for a fridge freezer. Tiled flooring, equipped with underfloor heating, ensures comfort, while tiled splashbacks add a touch of style. An in-built pantry cupboard caters to storage needs, while hardwood double-glazed windows frame views of both the front and rear elevation.

### Family Room

11'2" x 19'6" (3.41m x 5.95m)

In the family room, enjoy views through hardwood double-glazed windows overlooking both the front and rear elevation. Comfort is ensured with carpeted flooring equipped with underfloor heating, while wall-light fixtures create a warm atmosphere. Practical amenities include a TV point for entertainment needs. Access is facilitated by double doors, offering convenient side entry to the space.

### Study

10'2" x 11'1" (3.10m x 3.39m)

This space has carpeted flooring with underfloor heating, wall-light fixtures, and a single door providing side access.

### Utility Room

11'1" x 11'8" (3.38m x 3.58m)

In the utility room, discover fitted base and wall units adorned with a rolled-edge composite worktop, alongside a stainless steel sink featuring a swan neck mixer tap and drainer. Convenient provisions include space and plumbing for a washing machine, as well as ample room for a tumble dryer. Tiled splashbacks add a touch of practicality, complementing the tiled flooring equipped with underfloor heating for added comfort. Character accents such as an exposed beam on the ceiling and exposed brick walls infuse charm into the space. Storage needs are met with an in-built cupboard, while natural light streams in through a hardwood double-glazed window positioned on the side elevation. Access is provided via a single door, offering seamless entry and exit from the room.

### Workshop

16'2" x 10'4" (4.94m x 3.17m)

This versatile space has wood-effect flooring enhanced by underfloor heating. A vaulted ceiling adorned with exposed beams adds character and charm to the space. Practicality meets style with a range of fitted base units featuring a rolled-edge worktop, perfect for storage and meal preparation. A wall-mounted boiler ensures efficient heating, while natural light filters in through a hardwood double-glazed window situated on the side elevation. Access is provided via a single door, facilitating easy entry and exit from the room.

## FIRST FLOOR

### Landing

15'5" x 4'5" (4.71m x 1.35m)

The landing, offering views of the ground floor below, features carpeted flooring for comfort underfoot. Its vaulted ceiling, adorned with exposed beams, adds a touch of architectural interest to the space. Character is further enhanced by exposed brick walls. Serving as a hub, the landing provides access to the first-floor accommodation.

### Master Bedroom

16'0" x 16'8" (4.89m x 5.09m)

The primary bedroom boasts a vaulted ceiling adorned with exposed beams, enhancing its spacious ambience. Two Velux windows, complete with integrated blinds, offer natural light and privacy control. Enjoy comfort underfoot with carpeted flooring equipped with underfloor heating. Wall-light fixtures provide ambient illumination. Hardwood double-glazed windows frame views of both the front and rear elevation. Conveniently, the room grants access to the en-suite and offers direct entry into the third bedroom, ensuring flexibility in use.

### En-Suite

10'4" x 4'6" (3.17m x 1.38m)

The en-suite has a low level flush W/C, a pedestal wash basin, a "P" shaped bath with central taps and a mains-fed shower, a curved shower screen, a heated towel rail, tiled flooring with underfloor heating, partially tiled walls, an electrical shaving point, wall-light fixtures, wall-mounted vanity mirrors, an extractor fan, and access to the loft.

### Corridor

14'9" x 4'8" (4.51m x 1.44m)

The corridor has a half-vaulted ceiling, an exposed beam on the ceiling, carpeted flooring with underfloor heating, exposed brick walls, and wall-light fixtures.

### Bedroom Two

16'1" x 13'6" (4.91m x 4.12m)

In the second bedroom, discover a vaulted ceiling adorned with exposed beams, adding character to the space. Enjoy comfort underfoot with carpeted flooring equipped with underfloor heating. Hardwood double-glazed windows frame views of the front elevation, welcoming natural light. A wood-paneled partition delineates the dressing area, providing privacy and organisation within the room.

### Dressing Area

This space has carpeted flooring with underfloor heating, and hardwood double-glazed windows to the rear elevation.

### Bedroom Three

19'7" x 9'3" (5.97m x 2.84m)

The third bedroom has a vaulted ceiling, three Velux windows with integrated blinds, carpeted flooring with underfloor heating, and a range of fitted cupboards.

### Landing Two

3'8" x 10'3" (1.12m x 3.13m)

The second landing has a half-vaulted ceiling with an exposed beam, carpeted flooring with underfloor heating, and wall-light fixtures.

### Bedroom Five

11'1" x 11'3" (3.39m x 3.45m)

The fifth bedroom has a vaulted ceiling with exposed beams, carpeted flooring with underfloor heating, wall-light fixtures, and a hardwood double-glazed window to the side elevation.

### Bathroom Two

10'2" x 3'6" (3.12m x 1.09m)

The second bathroom has a low level dual flush W/C, a pedestal wash basin, a wall-mounted mirror, an electrical shaving point, a corner fitted bath with a mains-fed shower, partially tiled walls, tiled flooring with underfloor heating, a heated towel rail, wall-light fixtures, an extractor fan, and a hardwood double-glazed window to the side elevation.

### Bedroom Four

10'11" x 8'4" (3.34m x 2.55m)

The fourth bedroom has a partially vaulted ceiling with an exposed beam, wood-effect flooring with underfloor heating, a Velux window with an integrated blind, and a hardwood double-glazed window.

### Bathroom

6'0" x 10'0" (1.85m x 3.07m)

The main bathroom has a low level flush W/C, a pedestal wash basin, a "P" shaped bath with central taps and a mains-fed shower, a curved shower screen, a heated towel rail, tiled flooring with underfloor heating, partially tiled walls, an electrical shaving point, wall-light fixtures, a wall-mounted mirror, an extractor fan, fitted base units with a tiled worktop, and an exposed beam on the ceiling.

## GROUND FLOOR - ANNEXE

### Swimming Pool

18'0" x 24'0" (5.49m x 7.33m)

This area boasts tiled flooring throughout, housing a swimming pool, accompanied by a radiator and heated towel rail for comfort. Recessed spotlights and wall-light fixtures illuminate the space, while wall niches with lighting add a touch of ambience. Conveniently, there's access to the sauna and shower room, complete with a mains-fed shower. Ascend the carpeted stairs to find hardwood double-glazed windows offering views and double doors providing seamless access to the outdoors.

### Kitchen Two

9'5" x 9'0" (2.88m x 2.76m)

The kitchen has a range of fitted base and wall units with composite worktops, a sink with a mixer tap and drainer, an integrated combi-oven with an electric hob and extractor fan, space and plumbing for a washing machine, a freestanding dishwasher and under-counter fridge, tiled splashback, tiled flooring, an exposed beam with recessed spotlights, and a hardwood double-glazed window.

## FIRST FLOOR - ANNEXE

### Landing Three

The third landing has carpeted flooring, in-built cupboards, and provides access to the first floor accommodation of the annexe.

### Bathroom Three

18'6" 9'2" (5.65m 2.81m)

The third bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a bi-folding shower screen, partially tiled walls, carpeted flooring, two heated towel rails, a radiator, extractor fans, wall-light fixtures, a hardwood double-glazed window, and a single door providing access externally.

### Office

18'9" x 15'11" (5.72m x 4.86m)

This space has carpeted flooring, two radiators, access to the loft, and multiple hardwood double-glazed windows.

### Gym

17'1" x 17'9" (5.23m x 5.43m)

This space has wood-effect flooring, and a radiator.

## OUTSIDE

At the front of the property lies a gated gravel driveway, offering ample off-road parking for multiple vehicles and even a mobile home, granting access to a triple garage. A large lawn and an array of plants and shrubs adorn the area. Meanwhile, at the rear, a south-facing courtyard beckons, boasting patio slabs, gravel patches, flourishing trees, plants, and shrubs, complemented by a serene water feature, external lighting, and gated entry.

### Triple Garage

The triple garage has three up and over doors opening out onto the front driveway, and two 7kw electric-car charging points.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast - 37 Mbps (Highest available download speed) 7 Mbps (Highest available upload speed)

Phone Signal – Limited good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

# Chapel Lane, Oxton, Southwell NG25 0ST

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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## 0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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