

HoldenCopley

PREPARE TO BE MOVED

Forest Road, Oxton, Southwell NG25 0TD

£750,000

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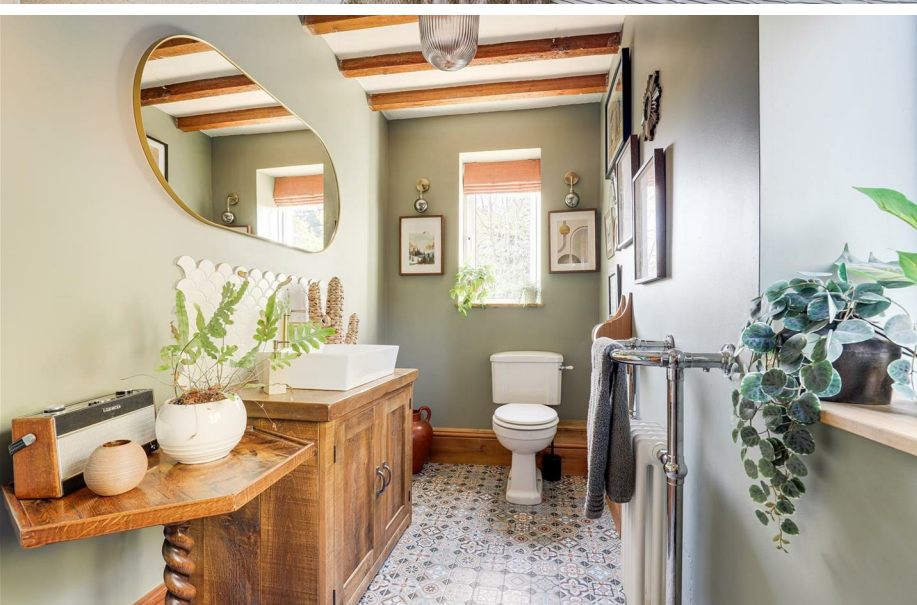


LOCATION, LOCATION, LOCATION...

Nestled in the highly regarded village of Oxtun, this substantial five-bedroom detached cottage offers a perfect blend of modern amenities and charming original features. Oxtun is a popular residential village known for its local shops, two inviting pubs, active church, and a pre-school/nursery. Its prime location provides easy access to Nottingham, Mansfield, Newark, and major routes such as the A1, M1, and A46, making it an ideal place to call home. This sympathetically restored cottage showcases a harmonious mix of new and original elements, including exposed beams, a newly-fitted W/C, en-suites and a newly fitted kitchen to name a few. The property exudes elegance and space, making it perfect for a growing family seeking their forever home. Internally, to the ground floor there is an inviting entrance hall, two spacious reception rooms, a convenient W/C, a contemporary kitchen diner, a utility room, a workshop, and direct access to a double garage. Upstairs, the first floor hosts five generously sized bedrooms, serviced by three bathroom suites. Some bedrooms feature en-suites and walk-in closets, adding to the luxurious feel. Outside, a large driveway provides ample off-road parking for multiple cars, complemented by a brick-built shed. The generous-sized rear garden is a highlight, featuring a patio area, lush lawn, and unspoilt countryside views, offering a serene and picturesque outdoor space. This beautifully presented cottage combines comfort, style, and practicality, making it an exceptional family home.

NO UPWARD CHAIN





- Detached House
- Five Bedrooms
- Large Living Room & Study
- Modern Fitted Kitchen/Diner With A Separate Utility Room
- Ground Floor W/C
- Stylish Four-Piece Bathroom Suite & Two En-Suites
- Driveway & Double Garage
- Beautifully Presented Throughout
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'0" x 4'7" (2.45 x 1.40)

The entrance hall features luxury vinyl tiled flooring, wooden stairs, a radiator, exposed wooden ceiling beams, a double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Kitchen/Diner

22'11" x 9'11" max (6.99 x 3.03 max)

The kitchen/dining area is equipped with a variety of fitted base and wall units, complete with quartz worktops. It features an undermount sink with a mixer tap and an instant boiling water tap, an integrated double oven, an integrated hob, an integrated fridge freezer, an integrated dishwasher, a vertical radiator, tiled flooring with underfloor heating, wooden ceiling beams and four UPVC double-glazed windows spanning the front, side and rear elevations.

Utility Room

12'9" x 9'8" max (3.90 x 2.95 max)

The utility room is equipped with a fitted base unit featuring a stainless steel sink with a drainer and a mixer tap. It also offers ample space and plumbing for a washing machine and tumble dryer. The room is adorned with tiled splashback and flooring and it includes a window overlooking the front elevation. Access to the rear garden is provided through a single door.

Workshop

11'7" x 10'3" (3.54 x 3.14)

The workshop features tiled flooring, a radiator, recessed spotlights and two windows on the side and rear elevations.

Hallway

17'11" x 6'4" (5.47 x 1.94)

The hallway has tiled flooring, a UPVC double glazed window to the rear elevation, exposed wooden ceiling beams and a single door providing access to the front elevation.

Living Room

18'0" x 17'10" (5.49 x 5.44)

The living room boasts luxury vinyl tiled flooring, a recessed chimney breast alcove housing a distinctive log burner, complemented by a wooden mantelpiece and a patterned tiled hearth. It includes a TV point, a radiator, exposed ceiling beams, two UPVC double-glazed windows overlooking the side and rear elevations and a single door providing access to the rear garden.

Study

12'1" x 10'7" (3.69 x 3.25)

The study has carpeted flooring, a radiator, exposed wooden ceiling beams and a UPVC double glazed window to the side elevation.

W/C

10'7" x 4'11" (3.25 x 1.50)

This space features a low-level flush W/C, a countertop wash basin with a storage cupboard, a heated towel rail, patterned tiled flooring, exposed wooden ceiling beams and a UPVC double-glazed window on the side elevation.

FIRST FLOOR

Landing

39'7" x 24'0" max (12.08 x 7.32 max)

The landing is adorned with carpeted flooring and features a collection of built-in storage cupboards. It includes two radiators, a chrome heated towel rail, a Velux window and two UPVC double-glazed windows facing the rear elevation. Additionally, the landing provides access to both the loft and the first-floor accommodation.

Master Bedroom

17'11" x 15'4" max (5.48 x 4.68 max)

The master bedroom has carpeted flooring, an in-built closet, access to the en-suite, a TV point, two radiators and three UPVC double glazed windows to the front and side elevations.

Closet

5'2" x 2'10" (1.59 x 0.88)

En-Suite

8'7" x 5'3" (2.64 x 1.61)

The en-suite is equipped with a low-level flush W/C, a pedestal wash basin and a fitted shower enclosure with a wall-mounted shower unit. It also features a chrome heated towel radiator, patterned tiled flooring, partially tiled walls and a UPVC double-glazed window on the side elevation.

Bedroom Two

14'6" x 13'2" max (4.44 x 4.02 max)

The second bedroom has carpeted flooring, an in-built storage cupboard, in-built wardrobes, a walk-in closet, a radiator and a UPVC double glazed window to the side elevation.

Walk-In Closet

5'11" x 4'10" max (1.81 x 1.49 max)

En-Suite

4'9" x 9'6" (1.47 x 2.92)

The en-suite has a low-level flush W/C, a countertop wash basin featuring a stainless steel mixer tap and a storage cupboard. It includes a fitted shower enclosure with a waterfall-style and a hand-held shower fixture. The en-suite also boasts a chrome heated towel radiator, a selection of built-in storage cupboards, partially tiled walls, recessed spotlights and two UPVC double-glazed windows facing the front elevation.

Bedroom Three

12'0" x 10'3" (3.67 x 3.13)

The third bedroom has carpeted flooring, a radiator and two UPVC double glazed windows to the side and rear elevations.

Bedroom Four

16'4" x 11'5" (4.99 x 3.48)

The fourth bedroom has carpeted flooring, a walk-in closet, two in-built wardrobes, an original feature fireplace, a radiator and two UPVC double glazed windows to the side and rear elevations.

Walk-In Wardrobe

8'5" x 6'2" (2.57 x 1.89)

Bedroom Five

9'11" x 9'0" max (3.04 x 2.76 max)

The fifth bedroom has carpeted flooring, a radiator, an exposed wooden ceiling beam and a UPVC double glazed window to the side elevation.

Bathroom

11'9" x 11'5" (3.59 x 3.48)

The bathroom is equipped with a low-level dual flush W/C, a vanity-style wash basin featuring a stainless steel mixer tap and storage cupboards. It includes a panelled bath with a hand-held shower fixture and a fitted shower enclosure with both waterfall-style and hand-held shower fixtures. Additionally, the bathroom features a chrome heated towel rail, partially tiled walls and a UPVC double-glazed obscure window facing the front elevation.

OUTSIDE

Front

At the front of the property, there is an expansive driveway offering access to the double garage, providing abundant off-road parking. The area is illuminated with courtesy lighting and adorned with a variety of plants and shrubs. Additionally, there is a brick shed on the premises.

Garage

18'4" x 17'4" (5.60 x 5.30)

Shed

12'5" x 6'5" (3.79 x 1.98)

Side

To the side to the property is a spacious private enclosed garden featuring a meticulously maintained lawn, a stone-paved patio area and an assortment of plants and shrubs.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Oil

Septic Tank – No

Broadband – Fibre

Broadband Speed – Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Some coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

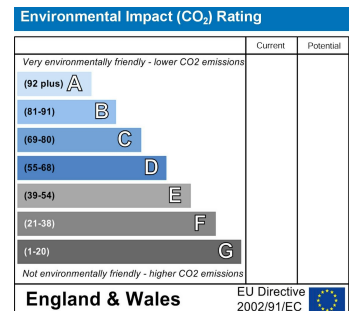
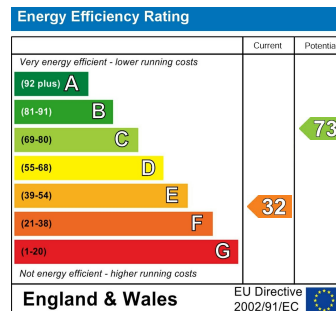
The vendor has advised the following:

Property Tenure is Freehold

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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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