

HoldenCopley

PREPARE TO BE MOVED

Mill Lane, Egmanton, Newark NG22 0EX

Offers In The Region Of £900,000

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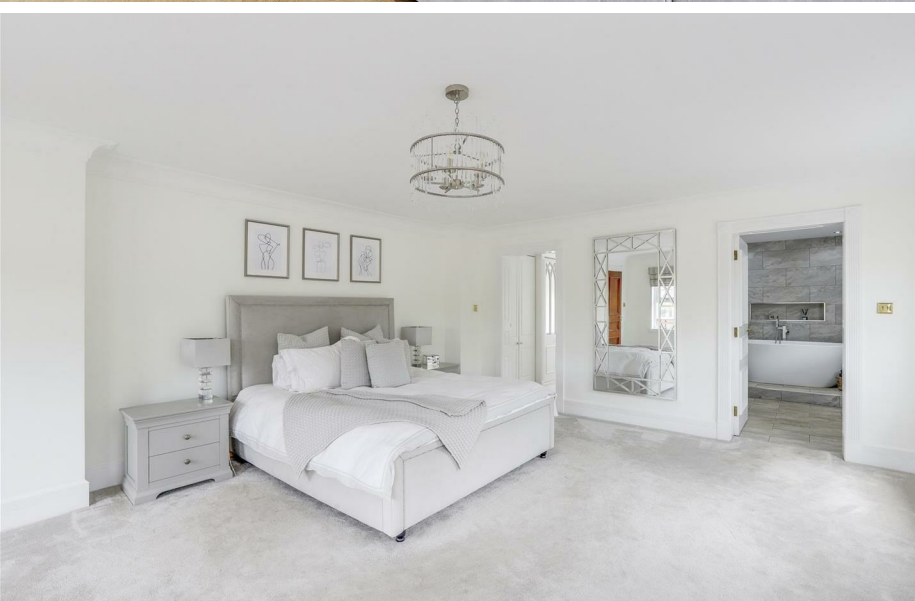


A RARITY TO THE OPEN MARKET...

We are excited to present this exceptional four-bedroom detached property set in the desirable village of Egmont. Positioned on a hilltop, this stunning home is surrounded by approximately 2.87 acres of parkland-style gardens, offering breathtaking countryside views that can be enjoyed from almost every room. Extensively renovated to an impeccable standard, the property boasts 4,478 sq. ft. of flexible living space, making it an ideal family home with ample privacy and room to grow. Upon entering, the property opens to a grand entrance hall leading into the generous living wing. The front-facing sitting room, with a feature fireplace, offers magnificent views over the open fields and flows seamlessly into the separate dining room with French doors opening to the rear terrace. The heart of the home is the beautifully designed kitchen-diner, complete with a central island and high-end integrated appliances. A unique circular dining area, featuring a curved window, provides a delightful space to enjoy meals with views outdoors. The bedroom wing is equally impressive, with four spacious bedrooms, each including a luxurious en-suite and a walk-in wardrobe. Further enhancing the property is a rear hallway with access to the triple garage, a laundry room and a practical utility room. Externally, the property is approached via double wrought iron gates leading to a fantastic-sized driveway with a front courtyard, turning area, and parking for several vehicles. The hilltop setting is beautifully landscaped with lawns, mature trees, and shrubs, offering a private oasis with a paved terrace and an all-weather tennis court. This is a unique opportunity to acquire a stunning family home in a peaceful yet accessible location.

MUST BE VIEWED





- Unique Detached Property
- Substantial 2.8 Acres Of Grounds
- Four Double Bedrooms With Walk-In-Wardrobes & En-Suites
- Three Formal Reception Rooms
- Stylish Kitchen & Dining Area With Integrated Appliances
- Triple Garage Block & Ample Off-Road Parking
- Maintained Gardens With Courtyard & Tennis Court
- Beautiful Open Countryside Views
- Sought-After Village Location
- Must Be Viewed





LOCATION

Situated in the picturesque village of Egmanton, surrounded by rolling countryside accessible via scenic country lanes and public footpaths. The nearby village of Tuxford, just 2 miles away, offers a range of amenities, including a modern Co-op with parking, a doctor’s surgery, a traditional pub, a café, and various local shops such as a butcher, newsagent, fish and chip shop, and takeaways. Educational needs are well-served with Tuxford Primary Academy and Tuxford Academy secondary school, both rated “Good” by Ofsted. Additional facilities can be found in the neighbouring village of Sutton-on-Trent, including another Co-op store, a butcher’s shop, a doctor’s surgery, two hairdressers, and a primary school also rated “Good” by Ofsted. Families are well-served by local state schools including Tuxford Primary Academy and Tuxford Academy, both rated “Good” by Ofsted. For private education, nearby options include Wellow House School (day school for ages 3–13, Wellow), Worksoop College (day and boarding, 11–18 years, Worksoop), Hollygirt School (independent day school, Nottingham), and Nottingham High School (leading co-educational day school, Nottingham).

ACCOMMODATION

Entrance Hall

25’1" × 15’10" (max) (7.66m × 4.84m (max))
The entrance hall features luxury vinyl flooring, a dado rail, two decorative wall niches, and school-style radiators. A Louis-style fireplace adds a focal point, while wood-framed stained-glass windows frame the grand double wooden doors.

Living Room

23’0" × 18’0" (max) (7.02m × 5.51m (max))
The living room is flooded with natural light from three arched UPVC double-glazed windows to the front elevation. Finished with herringbone flooring, recessed spotlights, a dado rail, and coving to the ceiling, this space also benefits from three school-style radiators, a TV point, and open access into the dining room.

Dining Room

15’10" × 12’10" (max) (4.85m × 3.93m (max))
The dining room is finished with herringbone flooring, a dado rail, coving to the ceiling, and a school-style radiator. UPVC double-glazed windows to the rear elevation and double UPVC doors open out to the garden, creating a bright and inviting space.

Kitchen Diner

32’6" × 26’0" (max) (9.91m × 7.95m (max))
The kitchen features a range of shaker-style base and wall units with Kashmir white granite worktops and splashback, complemented by a feature breakfast bar island. It includes a double Belfast sink with a Quooker fusion brass mixer tap, two integrated ovens, a warming drawer, and an induction hob with an extractor fan. There is space for an American-style fridge freezer, a wine fridge, and a dining table. Large format porcelain-tile flooring, recessed spotlights, and coving to the ceiling add a modern touch, while a school radiator, two additional radiators, a TV point, and a range of UPVC double-glazed windows to the side and rear elevation complete this impressive space.

Kitchen Store Room

9’3" × 2’9" (2.84m × 0.86m)
The store room has a UPVC double-glazed window with a bespoke fitted shutter to the rear elevation and tiled flooring.

Back Entry

4’5" × 3’6" (1.35m × 1.07m)
This space has large format porcelain-tile flooring, exposed brick walls, a singular recessed spotlight, and a single UPVC door providing access outdoors.

Family Room

36’9" × 30’2" (max) (11.21m × 9.20m (max))
The family room is bright and inviting with a range of arched UPVC double-glazed windows to the side elevation. Featuring coving to the ceiling, recessed spotlights, and carpeted flooring, this room also offers a media wall with a wall-mounted TV point and recessed feature fire. A school radiator, two bespoke radiator cabinets, and additional arched UPVC double-glazed windows, along with a single UPVC door leading to the outdoors, complete the space.

Utility Room

22’0" × 9’4" (max) (6.73m × 2.87m (max))
The utility room has tiled flooring, a school radiator, an arched UPVC double-glazed window to the side elevation, and access into the airing and boiler cupboards.

Airing Cupboard

5’8" × 3’3" (1.74m × 1.00m)
The airing cupboard has tiled flooring and houses the hot water cylinder set up, with a large cylinder and two smaller tanks.

Boiler Room

4’11" × 4’5" (1.51m × 1.36m)
The boiler room has tiled flooring and houses the oil boiler unit.

Laundry Room

9’5" × 6’5" (2.88m × 1.96m)
The laundry room has a fitted base unit with a wood-effect worktop, space and plumbing for a washing machine, space for a tumble-dryer, tiled flooring, and a radiator.

Triple Garage

34’4" × 24’3" (max) (10.49m × 7.40m (max))
The triple garage has two arched UPVC double-glazed windows to the front elevation, a further two UPVC double-glazed windows to the rear elevation, lighting, power points, and three up-and-over doors, with two of them operating via electric remotes.

WC

6’6" × 3’1" (2.00m × 0.95m)
This space has a low level flush WC, a wall-mounted wash basin, and a radiator.

Bedroom Corridor

31’3" × 12’7" (max) (9.53m × 3.84m (max))
This internal corridor features carpeted flooring, two modern radiators, recessed spotlights, and coving to the ceiling. UPVC double-glazed windows to the side elevation allow natural light to flow through, and double UPVC doors open to the outdoors. The corridor also provides access to the bedroom wing.

Master Bedroom

20’11" × 15’11" (max) (6.39m × 4.87m (max))
The main bedroom is a spacious retreat with UPVC double-glazed windows to the side and rear elevation, filling the room with natural light. It features carpeted flooring, two radiators, and offers direct access to both the en-suite and a walk-in wardrobe.

Master En-Suite

12’2" × 7’11" (max) (3.71m × 2.43m (max))
The main en-suite features a low-level dual flush WC, a countertop wash basin with storage underneath, and a freestanding double-ended bathtub with a floor-standing mixer tap and handheld shower head. Recessed display alcoves add character, while a chrome heated towel rail, tiled flooring, and partially tiled walls enhance the space. Recessed spotlights and a UPVC double-glazed window with a bespoke fitted shutter to the rear elevation complete the luxurious feel.

Master Walk-in-Closet

12’7" × 7’9" (3.85m × 2.37m)
This space has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, and a range of fitted furniture including various wardrobes and a dressing table.

Bedroom Two

15’5" × 13’0" (4.70m × 3.97m)
The second bedroom is spacious and bright, with two UPVC double-glazed windows to the side elevation. It features carpeted flooring, two radiators, coving to the ceiling, and recessed spotlights. The room also offers access to a walk-in wardrobe, providing excellent storage space.

Walk-In-Wardrobe Two

7’6" × 3’2" (2.31m × 0.98m)
The second walk-in-wardrobe has carpeted flooring, recessed spotlights, coving to the ceiling, an in-built wardrobe, and access into the second en-suite.

En-Suite Two

9’3" × 7’2" (2.82m × 2.19m)
The second en-suite is sleek and modern, featuring a concealed dual flush WC and a wall-hung wash basin with fitted storage. A wall-mounted LED mirror adds a contemporary touch, while the walk-through shower enclosure is fitted with both an overhead rainfall shower head and a handheld shower head with wall-mounted black fixtures. Recessed display alcoves, tiled flooring, and partially tiled walls enhance the design, complemented by recessed spotlights and an extractor fan. A matte black heated towel rail completes the stylish finish.

Bedroom Three

15’4" × 12’7" (4.69m × 3.86m)
The third bedroom is light and spacious, featuring two UPVC double-glazed windows to the side elevation. It includes carpeted flooring, coving to the ceiling, and recessed spotlights. Two radiators ensure comfort, while fitted wardrobes provide ample storage. The room also offers access to a walk-in wardrobe.

Walk-In-Wardrobe Three

7’6" × 3’2" (2.30m × 0.97m)
This space has carpeted flooring, a singular recessed spotlight, an in-built wardrobe, access to the loft, and direct access into the en-suite.

En-Suite Three

8’11" × 7’11" (max) (2.73m × 2.42m (max))
The third en-suite is beautifully finished with a low-level flush WC and a period-style pedestal wash basin. It features a double-ended sunken bath with a tiled surround, complemented by an overhead twin-rainfall shower and glass shower screen. Recessed display alcoves with colour-changing LED lighting, plinth lighting, and recessed spotlights add a modern touch. Tiled flooring, partially tiled walls, an extractor fan, and a column radiator with a chrome towel rail complete the luxurious space.

Bedroom Four

13’4" × 8’5" (4.07m × 2.58m)
The fourth bedroom features a UPVC double-glazed window to the rear elevation, allowing plenty of natural light. It includes carpeted flooring, a radiator, and coving to the ceiling, along with recessed spotlights. A fitted wardrobe offers useful storage, and the room provides access to a Jack & Jill en-suite.

Jack & Jill En-Suite

13’1" × 7’0" (max) (3.99m × 2.14m (max))
This Jack & Jill en-suite features a low-level flush WC and a vanity unit wash basin with fitted storage. The shower enclosure is equipped with a wall-mounted Mira Azora dual electric shower and a twin-rainfall shower head. Recessed display alcoves add a modern touch, while tiled flooring, partially tiled walls, coving to the ceiling, and recessed spotlights create a bright, stylish space. A column radiator with a chrome towel rail completes the room.

OUTSIDE

Set within approximately 2.87 acres of beautifully maintained grounds, the property is approached through impressive double wrought iron gates leading onto a sweeping driveway with a central courtyard and turning circle. The driveway provides access to a triple garage and benefits from external lighting, with additional parking areas to the side and rear of the property. The parkland-style gardens feature extensive lawns, a variety of mature trees, shrubs, and planting, alongside a winding pathway that weaves through the grounds. A charming summer house and a private tennis court add to the outdoor amenities, while open countryside views provide a stunning and tranquil backdrop.

ADDITIONAL INFORMATION

Broadband Networks - Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Oil
Septic Tank – TBC
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

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