



Walnut Tree House | Forest Road | Oxton | NG25 0SZ

£500,000

FENTON JONES

Key features

- Stunning period property in an idyllic rural setting
- 3 good sized double bedrooms
- Large plot with generous country garden
- Double garage
- Good condition but scope for improvement
- Located in the charming village of Oxton

Description

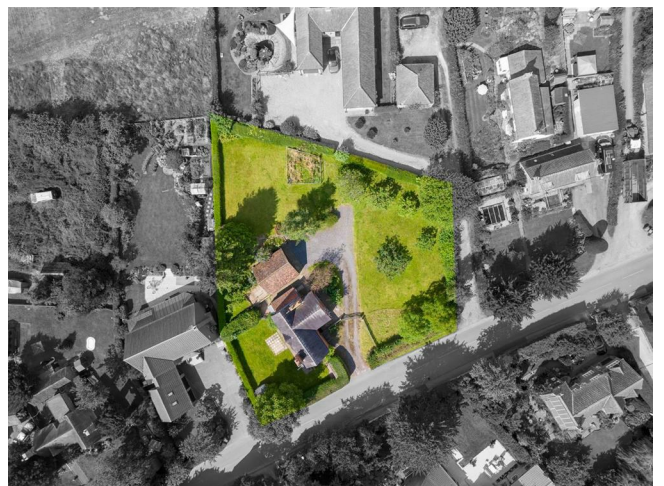
A 3 bedroom detached period property which sits on a stunning plot in the beautiful rural village of Oxton.

Overflowing with period character and charm, typical of the Victorian era, this home has beautiful detailing both inside and out. There is plenty of downstairs living space including a good sized sitting room, dining room, kitchen and utility as well as a double arched brick cellar. In keeping with its history, inside there are beamed ceilings and traditional style wooden doors to each room and a gorgeous curved wooden staircase. Upstairs there are three double bedrooms and a family bathroom. The property has been well maintained but still offers an exciting opportunity to improve and potentially extend subject the necessary planning consents.

This property is brick built with gorgeous decorative details along the roof and gable ends as well as around the central line of the house and chimney stack. The outside stonework complements the red brick and attractive patterned tiled roof, with original stone plinths to the top and bottom of every window and a gorgeous architectural stone canopy over the side door.

This property sits back from the road, with the garden wrapping around three sides of the house. There is a pretty, enclosed garden to the side which is filled with an array of beautiful country cottage style plants and bushes, a lovely spot to sit and soak up the sun. The garden continues to the rear with a huge lawn that sweeps round to the side of the house, with orchard trees and hedged boundaries. There is a detached wooden double garage, serviced with electricity, and two brick built outhouses.

Oxton is picturesque rural village situated about 5 miles outside of neighbouring Southwell. This beautiful village has its own Post Office, grocery store, village hall and two thriving pubs.



Frontage

The property sits back from the road with a traditional brick half wall to either side of the driveway. There are established hedges which sit behind the wall creating a completely private garden. There is a gravel driveway with wrought iron pedestrian gate through to the side garden and a large wooden 5 bar gate across the driveway which leads up to the double garage. There is also a smaller pedestrian gate with pathway up to the gorgeous wooden front door.

Entrance Hallway 5.5m x 2m

The front door opens into a light hallway with quarry tiled floors and a traditional part glazed wooden door to the far end, which would have originally been the front entrance to this home, out to the side garden. Doors to the sitting room, dining room, kitchen, cellar and downstairs washroom. Stairs up to the first floor.

Kitchen 4m x 3.3m

Fitted with cream shaker style wooden units and a laminate countertop. There are both base and wall cupboard units as well as an integrated dishwasher, built in oven and induction hob with extractor over. There is a stainless steel sink which sits underneath the window looking out to the side garden. Lamintae wood effect flooring and steps up to the utility room.

Utility Room 1.7m x 1.5m

With quarry tiled floor and wood effect counter top with space underneath for washer and dryer. There is a small window and traditional style wooden door out to the side of the property.

Sitting Room 3.8m x 3.8m

A well proportioned room with window out to the front of the property. There are some lovely period features in this room with a painted beamed ceiling and an exposed brick fireplace with stone hearth and wooden mantle.

Dining Room 3.7m x 3.3m

With slate effect corner fireplace and window looking out to the side garden.

Downstairs Washroom 1.5m x 1.8m

With sink, toilet and frosted window to the side of the property. The boiler and electric meter are housed in this room.

Cellar 5m x 3.4m

Brick steps lead down to the large cellar with traditional double arched ceiling and cold table benches. Wooden hatch door to the coal store. Gas meter.







Landing 4.7m x 1.9m

A large open landing with a window overlooking the side garden. There is a beautiful traditional staircase with curved wooden bannister and doors leading off the bedrooms and bathroom. There is an inbuilt airing cupboard with handy shelving. Loft access.

Bathroom 2.7m x 2.3m

With tiled floor and partly tiled walls. Fitted with a bath with shower over, sink in vanity unit, toilet and heated towel rail. Frosted window to the side garden.

Bedroom 1 3.9m x 3.9m

Double sized bedroom with window to the front of the property,

Bedroom 2 4m x 3.2m (max)

A double bedroom with window looking out to the side garden and inbuilt double wardrobe.

Bedroom 3 3.3m x 3.7m

Another double room with window to the rear of the property.

Garden

A stunning garden which wraps around three sides of this property. The side garden to the left of the house is accessed via a wrought iron pedestrian gate off the main driveway. With hedged boundary to all sides and a large lawn with a beautiful Walnut tree in the corner. There is a small wooden playhouse, wooden log store and a concrete pathway that leads round the side of the house. There is also a tiled patio area. The concrete pathway then leads through a wooden gate to the rear of the property, with stone steps up to a second patio area and large lawn which wraps around the wooden garage and connects all the way back round to the other side of the property where there is another large lawn with orchard trees. The garden is filled with an abundance of gorgeous plants, bushes and flowers as well as a number of different fruit trees. As well as a large double garage there are two brick built outhouses to the rear of the utility room.

Garage 6m x 5.3m

A wood built double height garage with 2 double doors out to the driveway. There is Mezzanine storage above half of the garage and 2 windows out to the rear garden.

Further Info

Services: All mains services


Council Tax Band: D

Double glazed windows throughout

Floor plans



Total area: approx. 140.8 sq. metres (1515.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

FENTON JONES

7 Church Street
Southwell
Nottinghamshire
NG25 0HQ
01636 390000
sales@fentonjones.com
<https://www.fentonjones.com>