



Tanglewood | The Holme | Southwell | NG25 0NF

£740,000

FENTON JONES



Key features

- Four bedroom family home in a stunning location
- Beautiful south-easterly facing garden bordering open countryside
- Located in the sought after Westthorpe, Southwell
- Opportunity to modernise and further develop (STTP)
- Within walking distance of Southwell town centre
- Private driveway with large garage, car port & ample parking
- Minster school catchment

Description

A four bedroom family home in a stunning spot bordering the open countryside. This property sits in a simply gorgeous position in the much sought after location of Westthorpe, on the outskirts of Southwell.

Approached from a private drive off The Holme, this property is tucked away and bordered by majestic trees and established plants and hedges, which create a picturesque outlook to this private garden. This home offers the luxury of privacy and space whilst still being within accessible reach of Southwell town centre and all that it has to offer.

Downstairs this wonderful home has an abundance of living space with a particularly spacious living room as well as a second sitting room, dining hall, solid wood kitchen and a beautiful wrap around conservatory; the perfect spot to sit and take in the gorgeous garden views.

Upstairs there are three double sized bedrooms, one with additional office space, and a family bathroom. The fourth bedroom is downstairs, currently used as the master bedroom, with double french doors which open out onto the patio path and garden. There is also a second bathroom downstairs next to the fourth bedroom, which could be used alongside the second sitting room as a separate annexe.

Positioned within the close-knit community of Westthorpe, this property is within easy walking distance of Southwell town centre. Southwell is a thriving market town with a Minster and a great collection of independent shops, cafes and restaurants. There are a number of highly regarded infant and junior schools as well as the much sought after Minster secondary school. There is access to many different sports and recreational facilities nearby.

Lived in and loved by the same family for over 40 years, this is one of only two properties on The Holme that has not been significantly developed. This property presents an exciting opportunity for someone looking to create a fabulous home in a wonderful location.



Entrance & Frontage

Tanglewood is accessed via a private gravelled road which opens out to a large open driveway leading up to the garage and covered car port. The front of the property is bordered by established hedges, with planting to either side of the property and a pretty wooden pergola. There is a stone pathway up to the front door, which leads round the side of the property to the conservatory and garden.

Entrance Porch 1.4m x 1.4m

The part glazed front door opens into the entrance porch, with tiled flooring and opaque window to the side garden. A glass panelled door opens into the dining room.

Dining hall 4.4m x 4.8m

A large dining hall with a half bay window which looks out over the front garden and driveway. This spacious room has plenty of room for a large family sized dining table with room to spare. There are doors off to the kitchen, living room and rear hallway leading to a second sitting room, bathroom and the fourth bedroom. There is also a full length cloakroom cupboard and further storage under the stairs which lead up to the first floor.

Kitchen 3.3m x 4.9m

A solid wood fitted kitchen with tiled countertop. There are plenty of base and wall units in this kitchen, providing lots of storage space. There is an integrated double oven, Neff dishwasher and ceramic 4 ring Amica hob with extractor over. This kitchen has the most beautiful views over the rear garden through the large window to the end of the room. There are double doors through to the wrap around conservatory and an open archway through to the utility room.

Utility Room 1.8m x 2m

Fitted with white base and wall units, laminate countertop and a full height cabinet to the far end which houses the Worcester boiler. With space for a washer and dryer and a full length glazed door out to the rear garden.

Conservatory (2.5m x 5.5m) x (3.4m x 1.6m)

A fabulous conservatory which wraps around the rear of this home and provides the most beautiful space to enjoy the enviable garden. With a brick built base and sage green double glazed windows and roof. There are french doors opening out onto the rear garden and a single door to the front aspect of the property. This centrally heated room can be accessed from both the kitchen and the living room.

Living room 6.3m x 3.9m

This spacious sitting room benefits from a lovely double aspect with a window to the front of the property and a large window to the rear looking out over the stunning garden. There is also a small window to the side of the house and a set of fully glazed double doors through to the conservatory; this room is filled with beautiful natural light. There is a central brick built fireplace with gas fire and tiled hearth.

Rear hallway

A small rear hallway with doors off to the sitting room, bathroom and bedroom 4.

Sitting Room 4.3m x 3.8m

A second sitting room with large window out to the front of the property. With brick built fireplace, coal effect gas fire and tiled hearth.







Bathroom 1.8m x 3.1m (max)

Fitted with a large corner bath with shower over, heated towel rail, toilet and sink in a large vanity unit with storage below and mirror above. There is a frosted window to the rear of the property.

Bedroom 4 5.9m x 3.3m

A large double bedroom, currently used as the master bedroom, with french doors out onto a paved path and rear garden. This lovely light room has plenty of storage with a wall of fitted wardrobes as well as an in built wardrobe and dressing table.

Stairs to first floor

Landing 4.9m x 2m(max)

With a window to the rear looking over the garden and two sets of double doored eaves storage cupboards. With doors leading to the bedrooms and family bathroom.

Bedroom 1 5.5m(max) x 3.9m

A large double bedroom with dormer window to the front and rear.

Bedroom 2 4.1m(max) x 4.9m(max)

A large double bedroom with connected office space and lots of storage space in the eaves to either side of the room. With a window looking out to the side of the property and one to the front

Bedroom 3 3.8m x 2.2m

A double bedroom with dormer window looking out over the rear garden.

Bathroom 2.9m (max) x 2m

A retro 1970's patterned tiled bathroom fitted with a bath with shower over, toilet and sink in vanity unit with drawers to either side. There is a double doored airing cupboard which houses the hot water cylinder with shelving above.

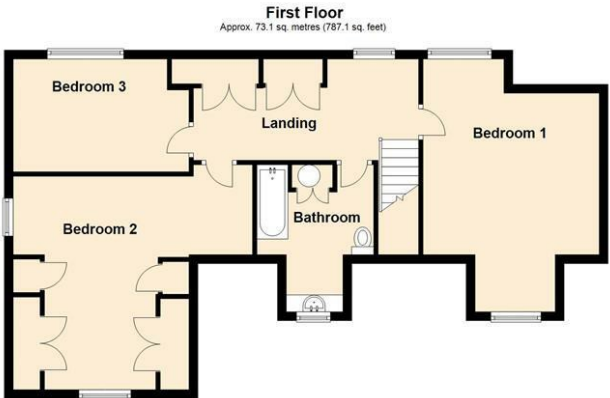
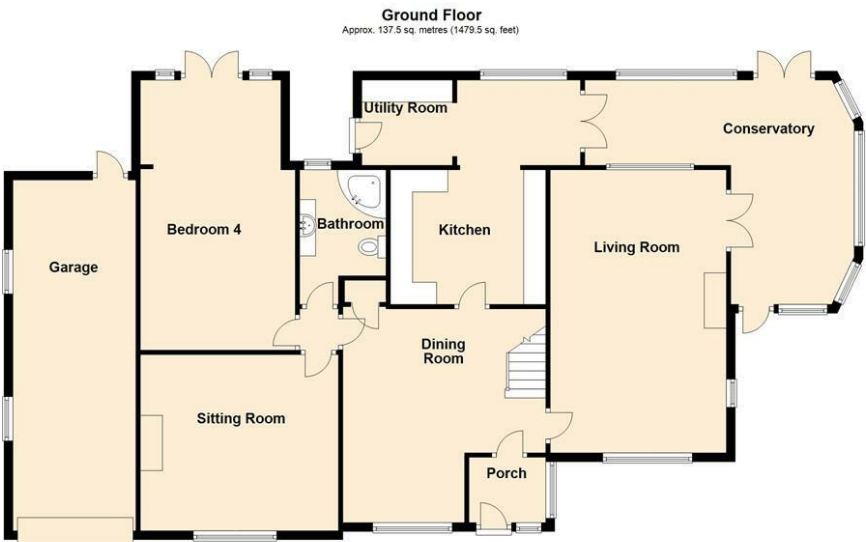
Garden

An absolutely gorgeous south-easterly facing garden with a large lawn which sweeps from the side to the rear of the house. This much loved garden is filled with a host of beautiful plants, shrubs and flowers and is bordered with majestic trees and established hedges that create a totally private outlook. With the Westhorpe Dumbles to the bottom of the garden and open countryside beyond this garden really is stunning. There is a gravelled area to one side of the property with a greenhouse and plenty of room for seating.

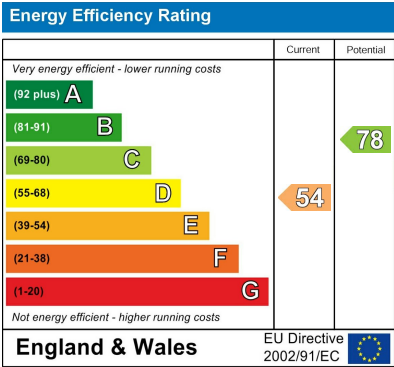
Services and other information

The property is on mains electric, gas and water. Waste drainage: septic tank. The windows are double glazed.

Floor plans



Total area: approx. 210.6 sq. metres (2266.6 sq. feet)



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