



Greengage House | Church Farm | Caunton | NG23 6AF

£695,000

FENTON JONES

Key features

- Handsome detached property in a rural village location
- 5 double bedrooms with 3 ensembles
- Spacious home with over 290 square meters of floorspace
- Beautiful south facing garden
- Double garage & private drive with parking for several vehicles
- Minster School catchment

Description

A spacious five bedroom family home in the picturesque village of Caunton.

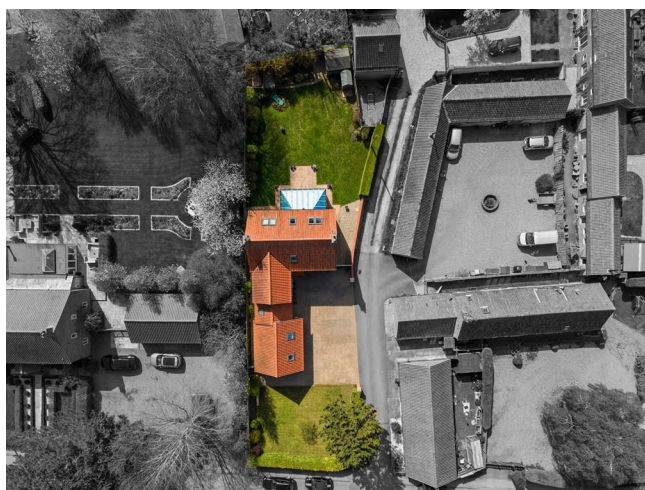
Greengage House sits on a delightful plot, formerly the site of a dutch barn, in the heart of the village surrounded by lovely period properties with views of the historic local church. At the front of the property there is a generous paved driveway and pretty front garden, bordered by mature hedges. At the rear there is a fully enclosed garden with a stone patio and beautiful south facing aspect.

This attractive detached property was built by the current owners 15 years ago and boasts 5 double bedrooms, 3 ensembles and an abundance of downstairs living space.

Having designed and built the house for themselves, the owners have taken the time to think about how the space works in this home. The sitting room and kitchen have bifold doors through to the garden room, opening up these rooms to create a wonderful connected space for family living and entertaining. The practicalities of family life have not been forgotten, there is an enviable utility room with bags of storage and counter space, a separate dining room and a good sized home office which is practically positioned away from the main family hub.

At over 280 square meters of floorspace this three storey property is a generous sized family home which is ready to move into; giving you the time to enjoy the beautiful countryside which surrounds the property and village.

The village of Caunton is a pretty rural hamlet which sits around 5 miles outside of Southwell. It has its own primary school and is within the Minster school catchment. It benefits from the school bus which picks up in the village. There is a popular tennis club and cricket club and it is just a short walk to the local pub.



Frontage

To the front of the property is a large block paved driveway, with parking for several vehicles, and a good size front lawn which is bordered with mature hedges. The driveway leads up to the front door to the property and to the side gate, large enough for vehicle access, through to the rear garden.

Entrance Hall 3.6m x 2.7m

The solid wood front door opens into the welcoming entrance hall with wooden spoke staircase up to the first and second floor. With tiled floor and doors to the sitting room, kitchen, cloakroom and open doorway through to the dining room.

Kitchen Dining 6.1m x 3.8m

A spacious solid oak kitchen with attractive granite worktop. There is plenty of storage space with both base and wall cabinets as well as a floor to ceiling cabinet with space for an American style fridge/freezer and pantry pull out storage to either side. With integrated dishwasher and wine fridge and a double fronted Belling oven with ceramic hob. The inset sink sits beneath a large window overlooking the rear garden. There is also a breakfast bar with seating and further space for a small dining table and chairs. Ceramic tiled floor and bifold doors through to the garden room and door to the utility.

Utility Room 2.2m x 2.4m

With solid oak kitchen cabinets, laminate worktop and space for a washer and dryer. There is lots of useful storage space including a floor to ceiling cupboard. With door to the side of the property.

Garden Room 6m x 3m

A beautiful garden room with floor to ceiling glazing on three sides and french doors opening out onto the south facing garden. With insulated roof, tiled floor and bi fold doors to the kitchen and sitting room.

Sitting Room 6.8m x 3.8m

12'5" x 22'3"

A spacious room with a large window to the front of the property and two windows to the side. With wooden floor and stunning Italian limestone fireplace with matching hearth and cast iron coal and log burner. Bifold doors to the garden room.

Dining Room 3.6m x 2.7m

11'9" x 13'1"

With window to the front and one to the side of the property, tiled floor and space for a large family dining table and chairs.

Study 4m x 2.4m

With engineered oak flooring and both front and side facing windows. Door through to the garage.

Cloakroom 2.2m x 1m

7'2" x 3'3"

Fitted with a toilet and sink in a vanity unit with storage underneath, frosted window to the side.

Stairs to First Floor

A large open landing with a window out to the front of the property. With doors to bed 3, 4 and 5 and open doorway to the inner hallway.

Inner Hallway 3.6m x 1m

With window to the side and door to the family bathroom, bedroom 2 and a door to the airing cupboard which houses the water tank with shelves above. Loft access.







Bathroom 3.6m x 2.8m (max)

Fully tiled and fitted with a bath with central tap and large walk-in shower. There is a wall mounted sink in a vanity unit with storage below and a heated towel rail. With frosted window to the side.

Dressing room 2.4m (max) x 4.1m

With window to the side, large inbuilt wardrobe and steps up to the bedroom.

Bedroom 2 6m x 4.1m

A large double bedroom (with some restricted height) with picture window overlooking the front garden and two Velux windows with built in blinds.

Bedroom 3 3.8m x 3.8m

Double bedroom with a window looking over the rear garden. With a wall of inbuilt wardrobes and a door to the ensuite (3m x 2.2m). The generous ensuite if fitted with a corner jacuzzi bath, a large walk in shower with rainfall and handheld shower, sink, toilet and heated towel rail. Fully tiled with frosted window to the side.

Bedroom 4 3.8m x 3.8m

Double bedroom with window to the rear of the property and door through to the ensuite (2.4m x 2m). The fully tiled ensuite is fitted with a corner shower cubicle, wall mounted sink in a vanity unit with mirror above and a toilet. With frosted window to the rear.

Bedroom 5 2.8m x 3.2m

Double bedroom with window to the front of the property and a large inbuilt wardrobe.

Stairs to Second Floor

With a small landing with Velux window and door to the master suite.

Master Suite 6.8m x 4.9m

A fabulous master suite which occupies the whole second floor of the property. The bedroom has 3 Velux windows, all with integrated blinds, which open to the rear of the property with fabulous views of the village and open countryside beyond. With doors to the dressing room and ensuite.

Dressing Room & Ensuite

Dressing room (2.7m x 2.3m) - With built in hanging rail and shelf space and a full size mirror. Storage in the eaves and access to loft.

Ensuite (3.2m x 2.2m (max)) - The fully tiled ensuite is fitted with a large walk in shower, sink in vanity unit, toilet and heated towel rail. With 2 Velux windows with integrated blinds.

Garage 5.9m x 6m

Large double garage with 2 electric up and over doors.

Rear garden

A beautiful south facing garden, fully enclosed with a mixture of fenced, hedge and wall boundaries. The garden is filled with a variety of lovely plants, bushes and trees. There is a large stone patio, fabulous for a sunny barbecue or a spot of al fresco dining. There is a path which connects to the patio and leads round to the side of the property and the utility room door. The oil tank is cleverly concealed at the bottom of the garden behind the fencing. There are also two useful garden sheds.

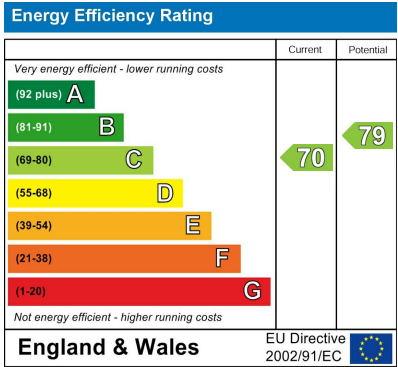
Additional information

Serviced with main electricity, oil fired heating and a 10 man bio-filter waste system.

Warm roof insulation, under floor insulation and 4 inch cavity walls (full fill fiber glass)

Heating bills only £700 pa.

Floor plans



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