



Ashford House | | Halloughton | NG25 0QP

£725,000

FENTON JONES





## Key features

- Spacious family home set within a very generous garden
- 5 bedrooms
- 4 reception rooms plus good sized kitchen
- Potential to modernise and create your perfect home
- Rural location with countryside views
- Less than 2 miles to Southwell with regular buses
- Minster School catchment
- No upward chain

## Description

This spacious five bedroom house has been a much loved family home for many years. Sitting in a wonderful plot in the rural community of Halloughton, Ashford House is ready and waiting for it's new family to bring their love and laughter and to call it home.

With five bedrooms and oodles of living space this house provides lots of room for family and friends. It offers numerous possibilities for the utilisation of space, catering to diverse needs and lifestyles. From creating a cool teenage hangout, to a quiet space for an office suite or even an independent annexe, with 2700 square feet of floorspace this home provides plenty of options. It offers a fabulous opportunity to modernise and create your forever home.

The garden and outside space at this house is absolutely beautiful, with large lawns surrounded by established hedges and filled with majestic trees as well as lots of different plants and flowers. The rear garden has a glorious south facing aspect; the large patio is the perfect spot to soak up the sun in this lovely garden. The front of the property is just as appealing with attractive rose beds, front lawn, sweeping drive and practical double garage.

The property sits in an elevated position in this charming village with fabulous rural views to both the front and rear. Halloughton is a popular location surrounded by beautiful open countryside offering a peaceful retreat from modern life, whilst still within easy reach of Southwell town centre and all it has to offer.



#### Frontage

The sweeping Tarmac driveway wraps around the lawn up to the garage. The front garden is full of beautiful plants and flowers and is bordered with established hedge boundaries. There is a pretty rose garden to the side of the tiled steps which leads up to the front door. There is a pathway to either side of the property leading to the rear garden.

#### Entrance Hall 2.6m x 2m

Step through the front door, with floor to ceiling windows to either side, into this light filled entrance hall with open archway through to the hallway. With door off to the washroom (2.4m x 1m) which is fitted with a toilet and sink in vanity unit, with obscured window to the side.

#### Hallway 3.5m (max) x 4.8m (max)

A large L-shaped hallway with beautiful open tread staircase with statement mid century bannister up to the first floor. With doors off to the kitchen, dining room, sitting room and study and door to a generous cloakroom (1.1m x 1m)

#### Study 4.1m x 3.4m

With a large window overlooking the front garden and door to a good sized storage cupboard (1.4m x 1.1m)

#### Sitting Room 4.4m x 6.2m

A beautifully spacious room that is flooded with natural light from the two large windows to the front and rear of the property and the two smaller windows to the side. With stone fireplace with electric fire and a open archway through to the dining room.

#### Dining Room 3.9m x 3.5m

With sliding patio doors out to the garden and a serving hatch through to the kitchen

#### Kitchen 3.8m x 5.7m

A generous sized kitchen fitted with wood effect cabinets with black laminate worktops. With inbuilt double oven and electric hob with extractor fan over. The sink sits beneath a large double glazed window with beautiful views out to the expansive rear garden. With laminate floor, inbuilt bench seating and door through to the utility room.

#### Utility 2.5m x 3.2m (max)

Fitted with white wall and floor cabinets. With stainless steel sink, laminate floor and part tiled walls. There is a window to the rear of the property and a part glazed door leading out onto the patio.

#### Rear Hallway 2.5m x 2.5m (max)

With door to the family room and washroom (0.9m x 1.4m), which is fitted with a toilet and sink. There is also an internal door through to the garage and a part glazed door out to a covered porch at the side of the property.

#### Family Room 6m x 4.1m

A versatile and spacious room with sliding patio door out to the rear of the property. With window to the side and a floor to ceiling picture window overlooking the patio. Laminate floor.











#### Stairs to First Floor

The beautiful solid wood staircase leads up to the galleried landing (5.7m x 2m) with picture window looking out to the front of the property. With door leading off to the bedrooms and bathroom and double doors to the airing cupboard with the water tank and shelved storage.

#### Bedroom 5 3.4m x 2m

With a large window looking out to the front of the property. With built in wardrobes.

#### Bedroom 4 4.5m x 3.2m

Double bedroom with window overlooking the beautiful rear garden. With fitted wardrobes.

#### Bedroom 3 3.8m x 2.6m

A double bedroom with window to the rear and fitted wardrobes.

#### Master bedroom 4.8m x 3.2m

A good sized master bedroom with wonderful views over the rear garden. With a wall of fitted wardrobes and an inbuilt dressing table and chest of drawers. With loft access and door to the ensuite (1.5m x 2.1m). The part tiled ensuite is fitted with a bath, sink, heated towel rail and toilet. With obscured glass window to the side of the property.

#### Bathroom 2.7m x 1.7m

A part tiled bathroom fitted with a bath with shower over, sink, toilet and heated towel rail. With obscured glass window to the side of the property.

#### Bedroom 2 4.1m x 3.2m

A lovely light double bedroom with windows to the front and either side of the property.

#### Garage 5.3m x 5.3m

A double garage with electric up and over door. The oil tank is housed in here.

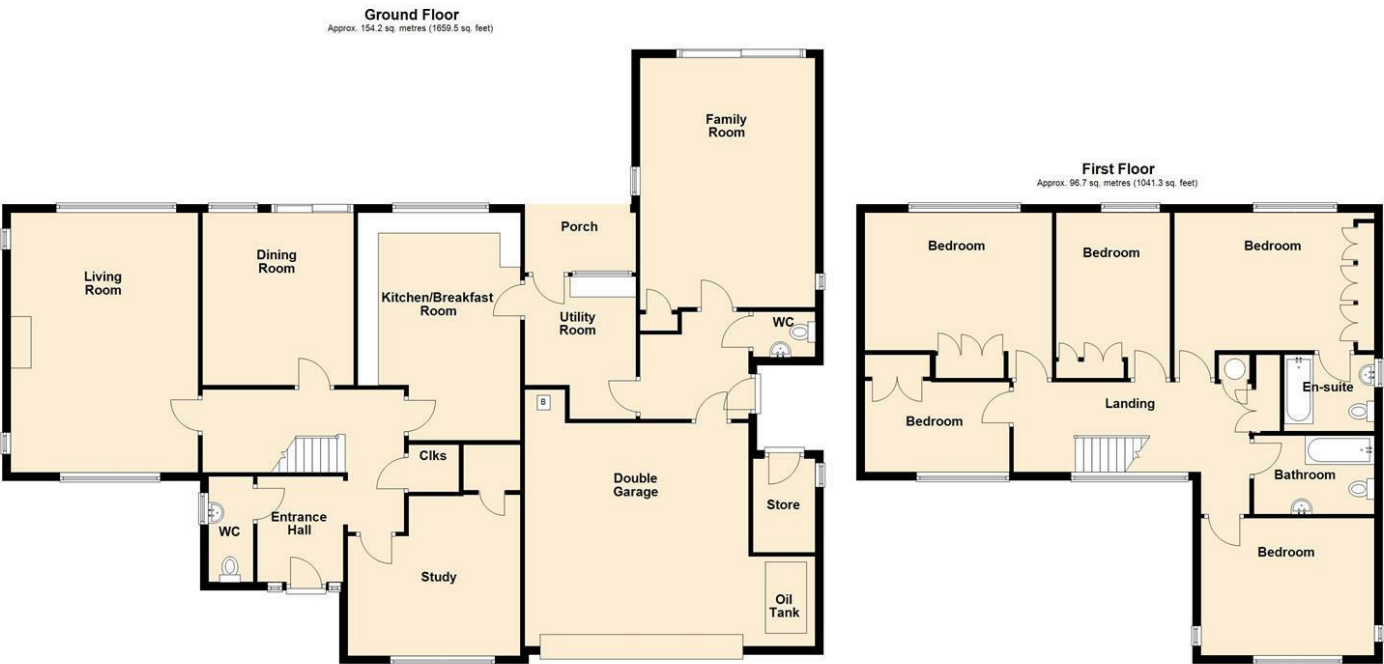
#### Rear Garden

A beautiful south facing garden with a large tiled patio across the rear of the house. There is a generous lawn which is bordered with established hedges and gorgeous mature trees which make this garden fully enclosed and completely private. Towards the end of the garden is an almost hidden orchard; tucked behind the trees and bushes is a second lawn space full of fruit trees: a secret garden.

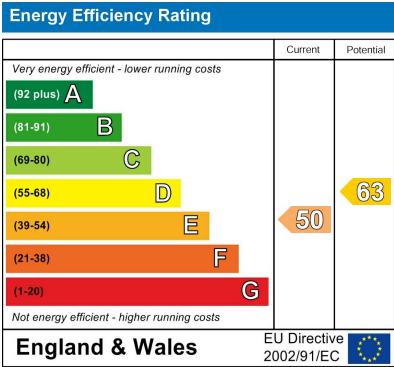
#### Additional information

Serviced with main electricity, oil fired heating and a septic tank waste system.

Floor plans



Ashford House, Halloughton



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