









# The Oaks, Mansfield Road, Edingley, NG22 8BG

Immaculately presented, a contemporary detached family home offering accommodation extending to over 6,200 sq ft with gardens and paddock which in total offer 5.1 acres (STS). The flexible accommodation could easily be converted to allow multi-generation living which has all been built, fitted and finished to the highest specification by the present owners. In brief, this stunning home offers accommodation including Entrance Hall, Cloakroom, Living Room, Games Room, Garden Room, Family Room, Open Plan Breakfast Kitchen, Study/Office and Utility, all with underfloor heating. The First Floor accommodation offers six Bedrooms, all having en-suite facilities, with Bedroom Two having a large Dressing Room and the Master bedroom having wonderful field views. Outside, electric gates open to a large driveway with ample parking and giving access to the Double Garage with Boiler Room. To the rear there is a lawned garden with a private block paved courtyard garden, field gate access to fenced paddocks (totalling 4.5 acres (STS)) and stable block with power and water connected.

## Guide Price £1,400,000

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Or call 01636 813971

22 King Street, Southwell, NG25 0EN



## **SERVICES**

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**EPC RATING – B.**

**COUNCIL TAX BAND – F.**

## **LOCAL AUTHORITY**

Newark and Sherwood District Council.

**TENURE - Freehold.**

## **VIEWINGS**

By prior appointment through Alasdair Morrison and Mundys.

## **ENTRANCE HALL**

With oak doors with double glazed side panels, tiled floor, entry phone to main gate and solid oak staircase to the First Floor Landing.

## **CLOAKROOM**

2.77 x 2.62 (9'1" x 8'7") With double glazed window to front elevation, low level WC, wash hand basin, tiled floor and one tiled wall.

## **STORE ROOM**

## **LIVING ROOM**

7.95 x 4.78 (26'1" x 15'8") With double glazed windows to the front and rear elevations, Inglenook fireplace with Clearview 750 log burner, tiled hearth, brick inset and surround and beam mantle.

## **GAMES ROOM**

6.86 x 4.29 (22'6" x 14'1") With double glazed double door to side elevation, tiled floor and multi paned glazed panel double doors to the Garden Room.

## **GARDEN ROOM**

7.65 x 4.57 (25'1" x 15'0") With double glazed double door to the rear elevation, double glazed windows to three elevations, tiled floor and superb open views to the rear.

## **FAMILY ROOM**

8 x 3.18 (26'3" x 10'5") With double glazed double doors to side elevation, tiled floor and multi paned glazed double doors leading to the Garden Room.

## **BREAKFAST KITCHEN**

7.82 x 5.21 (25'8" x 17'1") Fitted with an extensive range of wall and floor units with granite work surfaces and grooved drainer, under mounted sink, integrated dishwasher, Rangemaster oven/grill with extractor fan over, two full height fridges and one full height freezer, central island/breakfast bar with further base units and wine cooler and tiled floor.

## **OFFICE/STUDY**

4.17 x 2.29 (13'8" x 7'6") With tiled floor and a range of fitted furniture.

## **UTILITY ROOM**

With ample wall and floor units with granite work surfaces and grooved drainer with tiled splash-backs, under mounted sink, plumbing for washing machine, space for dryer, tiled floor, cloaks cupboard and courtesy door to the Garage.







## **FIRST FLOOR LANDING**

Wide open landing with oak staircase, radiator and double glazed window to the side elevation.

## **MASTER SUITE**

8.33 x 7.04 (27'4" x 23'1") With large double glazed window to rear elevation enjoying open field views, two double glazed windows to the side elevation, two radiators, full length of wardrobes and further triple wardrobe (please note that Planning has been approved for the addition of a Juliette balcony to the rear elevation).

## **EN-SUITE BATHROOM**

With suite to comprise of double ended bath with centre taps, walk-in shower with drench head, 'his' and 'hers' wash hand basin and low level WC, fully tiled floors and walls, heated towel rail and double glazed window to the side elevation.

## **BEDROOM TWO**

7.67 x 4.57 (25'2" x 15'0") A private suite having double glazed windows to the front and side elevations and two radiators.

## **DRESSING ROOM**

With length of mirror fronted wardrobes.

## **EN-SUITE BATHROOM**

With suite to comprise double ended bath with centre taps, shower cubicle, wash hand basin and low level WC, heated towel rail, tiled walls and floor and Velux window.

## **BEDROOM THREE**

4.83 x 4.75 (15'10" x 15'7") With double glazed windows to the front and rear elevations, radiator and recessed storage.

## **EN-SUITE SHOWER ROOM**

With suite to comprise walk-in shower, wash hand basin and low level WC, heated towel rail, tiled floor and tiled walls.

## **BEDROOM FOUR**

5.26 x 4.85 (17'3" x 15'11") With double glazed window to rear elevation and radiator.

## **EN-SUITE SHOWER ROOM**

With suite to comprise walk-in shower, wash hand basin and low level WC, heated towel rail, tiled floor and tiled walls.

## **BEDROOM FIVE**

6.05 x 5.16 (19'10" x 16'11") With double glazed window to the front elevation, radiator and a range of wardrobes.

## **EN-SUITE SHOWER ROOM**

With suite to comprise walk-in shower, wash hand basin, low level WC, heated towel rail, tiled floor and tiled walls.

## **BEDROOM SIX**

4.32 x 3.28 (14'2" x 10'9") With double glazed window to side elevation and radiator.

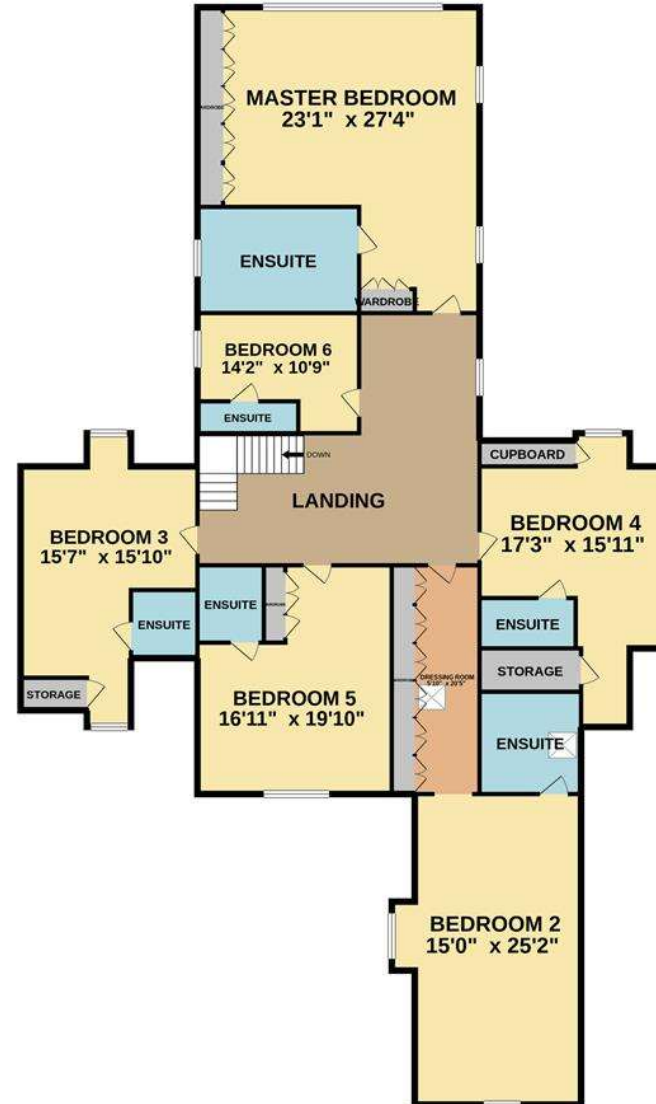
## **EN-SUITE SHOWER ROOM**

With suite to comprise walk-in shower, wash hand basin and low level WC, heated towel rail, tiled floor and tiled walls.

GROUND FLOOR  
3259 sq.ft. approx.



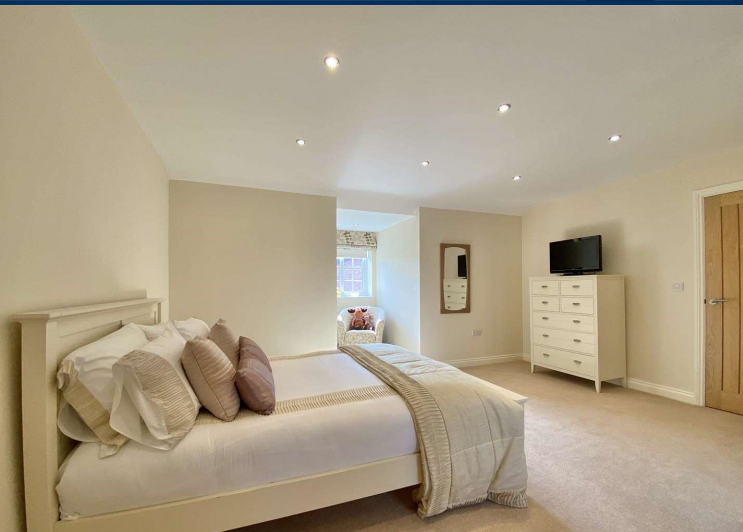
1ST FLOOR  
2998 sq.ft. approx.



TOTAL FLOOR AREA : 6257 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## OUTSIDE

Outside electric gates open to a large driveway with ample parking and giving access to the Double Garage with Boiler Room housing the Valliant boiler.

To the rear there is a lawned garden with private block paved courtyard garden and field gate access to rear paddocks extending to 4.5 acres in total (STS) and the brick built stable block.

## BRICK BUILT STABLE BLOCK

88' 3" x 13' 6" (26.9m x 4.11m) With power and water connected.

This building offers superb potential for further development (subject to the necessary Planning).

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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