



Whitelocks Cottage & Mahew Cottage, Sandy Lane, Oxtun, Southwell, NG25 0SJ

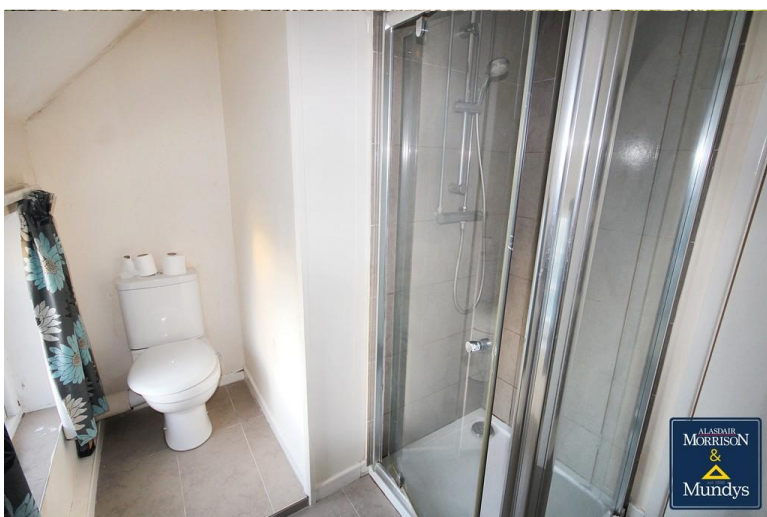


Book a Viewing

£490,000

An exceptional opportunity to acquire two charming cottages with development potential, subject to the necessary Planning Permissions. These properties are offered for sale with **NO ONWARD CHAIN**, simplifying the buying process. Each cottage features a wealth of character, including exposed beams and feature fireplaces and both offer two bedrooms. The cottages occupy a generous plot, presenting a unique opportunity to either maintain them as two individual dwellings or combine them into one impressive property. Viewings are highly recommended to fully appreciate the potential.





SERVICES - Mains electricity, water and drainage.

EPC RATINGS – D & E.

COUNCIL TAX BAND – C (for both cottages).

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION - Situated in the picturesque village of Oxton, surrounded by beautiful countryside, the location offers the perfect blend of rural charm and convenience. Oxton is approximately 5 miles from Southwell and 10 miles from Nottingham City Centre, and boasts a primary school; a village hall and traditional public houses.

COTTAGE ONE - WHITELOCKS COTTAGE

ENTRANCE HALLWAY

With door and window to the front elevation, beams to the ceiling, radiator, wall light points, tiled flooring, stairs to the first floor, under stair storage cupboard and doors to the kitchen, living room and the downstairs WC.



LIVING ROOM

15' 11" (into recess) x 11' 10" (4.85m x 3.61m) With windows to the front elevation, radiators, beams to the ceiling, wall light points and feature fireplace.

KITCHEN

11' 10" x 6' 2" (3.61m x 1.88m) Fitted with a range of wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap, fitted oven, gas hob, stainless steel extractor hood, spaces for a washing machine and for a freestanding fridge freezer, radiator, tiled floor, beams to the ceiling and a window to the front elevation.

WC

8' 5" x 28' 5" (2.57m x 8.66m) With low level WC, wash hand basin, radiator, tiled floor, extractor and a window to the rear elevation.

LANDING

With access to the loft and doors to the two bedrooms and shower room.

SHOWER ROOM

8' 7" x 6' 0" (maximum measurements) (2.62m x 1.83m) Fitted with a three piece suite comprising a low-level WC, pedestal wash hand basin and a mains fed shower cubicle, tiled floor, chrome heated towel rail, extractor and an opaque window to the front elevation.

BEDROOM ONE

15' 9" (into recess) x 12' 0" (4.8m x 3.66m) With windows to the front elevation, access to the loft, radiator and built-in cupboards housing the wall mounted combination boiler.

BEDROOM TWO

11' 10" x 6' 4" (3.61m x 1.93m) With window to the front elevation and radiator.

COTTAGE TWO - MAHEW COTTAGE

ENTRANCE LOBBY

With under stair storage cupboard, beams to the ceiling and doors to the kitchen and living room.

KITCHEN

12' 2" x 11' 11" (3.71m x 3.63m) Fitted with wall and base units with a work surface and spaces for appliances, beams to the ceiling, tiled floor, radiator and a window to the front elevation.

LIVING ROOM

12' 1" (into recess) x 11' 11" (3.68m x 3.63m) With windows to the front and to the rear elevations, radiator, beams to the ceiling, feature Inglenook style chimney breast and an enclosed staircase leading to the first floor.

LANDING

With built-in cupboard housing the wall mounted combination boiler, doors to the two bedrooms and bathroom and window to the front elevation.



