



Mill View, Mill Lane, Caunton, Newark, NG23 6AJ

£568,400

Exceptionally well-appointed detached family home situated in an elevated position with far reaching field views, lovingly maintained throughout the flexible living accommodation includes, entrance hall, cloakroom/WC, dining area, lounge with log burner, fully fitted breakfast kitchen, utility room, first floor, master bedroom with dressing room and luxury en-suite bathroom, bedroom two with en-suite, two further bedrooms and shower room. Outside there is a tarmac driveway with turning area, well-appointed garden, double garage, rear enclosed private patio, lawn garden with well-stocked flower beds and field views to rear. Early viewing recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

DESCRIPTION Exceptionally well-appointed detached family home situated in an elevated position with far reaching field views, lovingly maintained throughout the flexible living accommodation includes, entrance hall, cloakroom/WC, dining area, lounge with log burner, fully fitted breakfast kitchen, utility room, first floor, master bedroom with dressing room and luxury en-suite bathroom, bedroom two with en-suite, two further bedrooms and shower room. Outside there is a tarmac driveway with turning area, well-appointed garden, double garage, rear enclosed private patio, lawn garden with well-stocked flower beds and field views to rear. Early viewing recommended.



LOCATION Cauntton is an unspoilt rural village, protected by a Conservation Area designation, having a range of amenities, a primary school, a tennis club, a church and village pub. There is a thriving tennis club located just outside the village on the road to Maplebeck. It is within the catchment area of the Minster School in Southwell and accessible to the main regional centres of Newark on Trent, Nottingham and Mansfield. Newark Northgate Station offers a direct rail link to London Kings Cross.

ENTRANCE HALL/STUDY AREA 8' 3" x 13' 0" (2.51m x 3.96m) Double glazed door gives access to the Entrance Hall, double glazed window to side elevation, radiator, tiled floor and stairs to first floor landing.



LOUNGE 24' 6" x 12' 3" (7.47m x 3.73m) With double glazed window and two double glazed double doors to rear garden, double glazed window to side elevation, radiator, log burner with wooden over mantle, wooden flooring, beamed ceiling and wall lights.

DINING AREA 16' 2" x 12' 6" (4.93m x 3.81m) With tiled flooring, radiator and giving access to the breakfast kitchen and lounge.

BREAKFAST KITCHEN 16' 5" x 18' 3" (5m x 5.56m) With ample wall and floor mounted cupboards and drawers with Quartz worksurface, Range Master Nexus SE oven and hob with extractor over, corner carousel unit, undermounted double sink with mixer tap, integrated dishwasher. American style fridge freezer, central Island with Quartz worksurface, breakfast bar, wine rack, beamed ceiling, radiator, double glazed double doors and window to front elevation and glazed paneled door which returns to the entrance hall with door off to the garage.



UTILITY ROOM 9' 7" x 5' (2.92m x 1.52m) Housing Oil Fired Central Heating boiler, plumbed for washing machine.

CLOAKROOM/WC With double glazed window to front elevation, low level WC, wash hand basin and radiator.

FIRST FLOOR LANDING 7' 4" x 16' 9" (2.24m x 5.11m) With roof light and cylinder cupboard.

MASTER BEDROOM 16' 4" x 18' 6" (4.98m x 5.64m) With double glazed window to side elevation, two radiators and glazed panelled doors to the dressing room and en-suite.



DRESSING ROOM Two double wardrobes and two single cupboards, radiator, roof light to side aspect, glazed panel door to

EN-SUITE BATHROOM 13' x 11' 1" (3.96m x 3.38m) With Victoria and Albert double ended bath with free standing shower taps.

BEDROOM 2 15' 6" x 12' 5" (4.72m x 3.78m) With two double glazed windows to the rear elevation, radiator and double wardrobe.

EN-SUITE SHOWER ROOM 7' 7" x 4' 9" (2.31m x 1.45m) With suite to comprise of corner shower cubicle, wash



hand basin and low level WC, Velux window, radiator, tiled floor and partly tiled walls.

BEDROOM 3 8' 8" x 12' 4" (2.64m x 3.76m) With double glazed window to the rear elevation, engineered oak flooring, radiator and access to the roof space.

BEDROOM 4 8' 8" x 12' 4" (2.64m x 3.76m) With double glazed window to the front elevation and radiator.

SHOWER ROOM 7' 8" x 6' 11" (2.34m x 2.11m) With suite to comprise of walk-in shower cubicle, low level WC and a vanity wash hand basin, heated towel radiator, half tiled walls, tiled floor, Velux window and wall mounted mirror light.



OUTSIDE To the front of the property there is a tarmac driveway with turning area with ample off road parking, space for a caravan or similar, a lawned garden with flower/shrub beds and borders, fence/brick walls and hedge boundary, an Oil storage tank, external lighting and a Flagstone and path leads to the front door. Side Flagstone pathway with hand gate to the rear garden, further side gravelled storage area with shed and side power points. To the rear of the property there is a large private Flagstone patio terrace with outside lighting, raised flower/shrubs borders with steps which lead to the lawned garden, established and well-stocked flower/shrub beds, mature trees and field views to the rear and a fence/hedge boundary.

DOUBLE GARAGE 16' 6" x 17' 1" (5.03m x 5.21m) Two up and over doors, light and power, door leading to main house.



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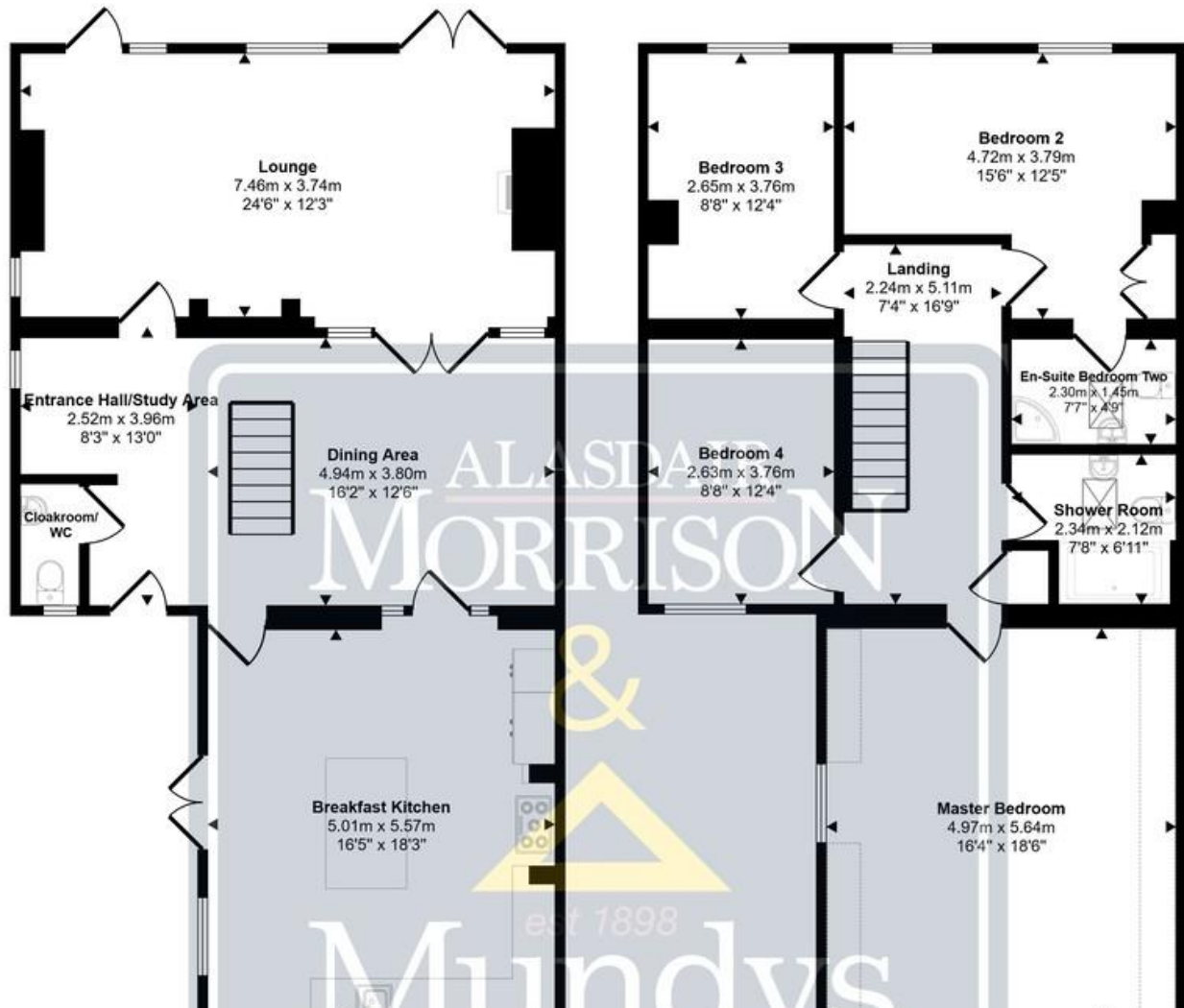
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Approx Gross Internal Area
237 sq m / 2556 sq ft



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