



1 Cottams Close, Southwell, NG25 0TY

Guide Price £550,000

Situated in a quiet cul-de-sac on the outskirts of Southwell, this spacious detached family home offers well-appointed and versatile accommodation throughout. The ground floor comprises an inviting entrance hall, cloakroom/WC, a generous lounge/family room, and a stunning open-plan family/dining kitchen—perfect for modern living. A separate utility room adds practicality to the layout. Upstairs, the property offers a spacious master bedroom with en-suite bathroom, four further well-proportioned bedrooms and a contemporary family bathroom. Outside, the home enjoys a lawned front garden with a block-paved driveway leading to a single garage. The beautifully landscaped rear garden is a standout feature, boasting a bespoke waterfall, stream and with relaxing patio area—ideal for entertaining or unwinding. Additional benefits include 10 solar panels with a battery system and a newly installed boiler (2024), ensuring energy efficiency and lower running costs. Located within easy reach of Southwell town centre, the property offers convenient access to a wide range of local amenities and excellent schools for all ages.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood DC.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.



ACCOMMODATION

ENTRANCE HALL

Glazed door giving access to entrance hall with new beech staircase off to first floor accommodation, wood flooring, under stairs storage area, radiator and door off to lounge/family room.

CLOAKROOM/WC

Comprising low level WC, wash hand basin with vanity storage, splash tiled surround and radiator.

LOUNGE/FAMILY ROOM

21' 8" x 13' 5" (6.6m x 4.09m) With two double glazed windows to front elevation, two radiators, wood flooring, log burner with slate hearth and wall lights.



OPEN PLAN FAMILY DINING KITCHEN

22' 7" x 18' 7" (6.88m x 5.66m) Kitchen area having a range of wall and floor mounted units, work surface over with splash tiled surround, central island with further storage cupboards and work surface over, space for range cooker with extractor over, inset sink to work surface, double glazed window to rear elevation, larder cupboards, integrated dishwasher and fridge freezer, Indian Slate floor with underfloor heating and a family dining area offers a bi-fold door giving access to the rear landscaped garden.

UTILITY ROOM

12' 2" x 8' 4" (3.71m x 2.54m) With an additional range of base units, wooden work surface over with under-mounted Belfast sink, plumbing for washing machine and space for tumble dryer, double glazed window and door to rear garden, continuation of Indian Slate floor and door off to garage.



FIRST FLOOR LANDING

With access to roof space with ladder, roof light allowing further natural light to the landing.

MASTER BEDROOM

12' 6" x 14' 3" (3.81m x 4.34m) With double glazed to front elevation, radiator and access to roof space with ladder and door off to large en-suite bathroom.

EN-SUITE BATHROOM

12' 11" x 6' 6" (3.94m x 1.98m) Comprising His-and-Hers vanity wash hand basins, panelled bath, low level WC, heated towel rail, corner shower cubicle with drench head shower, airing cupboard/linen store with shelving and double glazed window to rear elevation.



BEDROOM 2

12' 6" x 10' 8" (3.81m x 3.25m) With double glazed window to front elevation, radiator, range of fitted wardrobes and door off to en-suite.

EN-SUITE

Comprising low level WC, wash hand basin with splash tiled surround and double glazed window to side elevation.



BEDROOM 3

10' 5" x 9' 9" (3.18m x 2.97m) With double glazed window to rear elevation, radiator and vanity wash hand basin.

BEDROOM 4

26' 2" x 10' 8" (8m x 3.25m) With double glazed window to front elevation and radiator.

BEDROOM 5/STUDY

10' 11" x 5' 6" (3.33m x 1.68m) With double glazed window to rear elevation and radiator.

BATHROOM

6' 0" x 7' 1" (1.83m x 2.16m) Comprising panelled shower/bath with glazed side screen and drench head shower, wash hand basin with vanity unit, low level WC, heated towel rail, double glazed window to side elevation and tiled surround.

OUTSIDE

There is a lawned garden to the front of the property with flower/shrub beds, block paved driveway offering parking for 2/3 cars, established trees, additional lawned area and Yew hedge offering privacy. Access can be gained to the rear garden via either side of the property, the main side access offers side gate with external light which leads to the totally enclosed rear landscaped garden, lovingly maintained by the present owners offering a lawned area, flagstone pathway, a patio area, a small stream runs just the width of the property with a waterfall which has been added by the current owners, greenhouse, storage shed, external lighting, established fruit trees, vegetable beds, external tap, fence and brick wall boundary. There is an additional shed with electric which is available by separate negotiation.

GARAGE

8' 2" x 17' 0" (2.49m x 5.18m) Single garage with light and power, electric roller door, Worcester central heating boiler and door returning to the utility room.

NOTES

The property benefits from a new boiler which was added in 2024, in addition benefiting from 10 solar panels which provides 40% of the electricity and has a battery storage in the garage. The property also benefits from fibre broadband.





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

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.

Coverings 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.

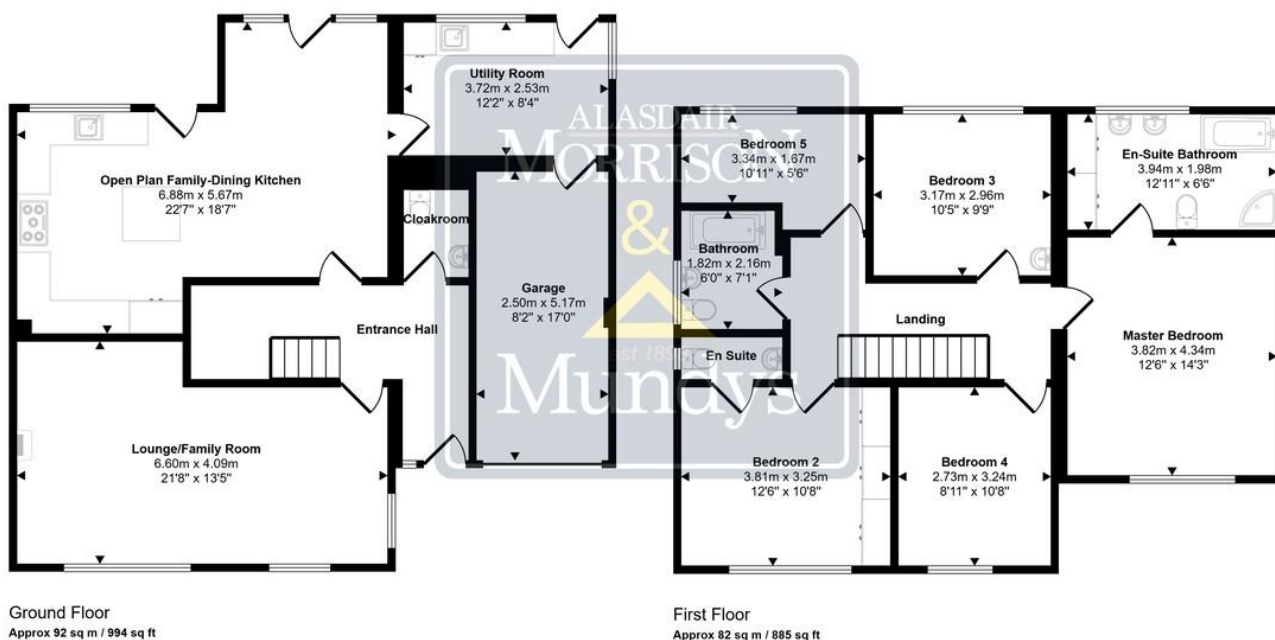
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- 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.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Approx Gross Internal Area
175 sq m / 1879 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.