



**Orchard House, 5 Bradleys Lane,
Hoveringham, NG14 7JG**

£775,000

Nestled within a small and exclusive development in the highly sought-after village of Hoveringham, this beautifully appointed home has been lovingly fitted with a wealth of characterful features. From elegant period light switches and rich parquet flooring to indulgent roll-top baths, an inviting inglenook fireplace, and a magnificent orangery with a vaulted glass ceiling overlooking the gardens, every detail has been thoughtfully considered to create a home of distinction and comfort.

The property offers versatile accommodation, including a self-contained annex with both private access and an internal connection to the main house. The annex features a modern kitchen, a generous 17ft sitting room, a stylish bedroom, and a contemporary en-suite shower room-perfect for guests, extended family, or independent living.

The main house provides excellent space for family life and entertaining. A welcoming entrance hall leads to a cloakroom, a spacious 21ft living room with a log-burning stove and French doors opening to the garden, and a formal dining room that flows seamlessly into the orangery and kitchen. The kitchen is fitted with bespoke wooden units and connects to a practical utility room, while a study provides an ideal work-from-home space and convenient access to the annex.

Upstairs, the stunning family bathroom with a roll-top bath serves four beautifully proportioned double bedrooms. The 18ft master suite is a true retreat, featuring a private balcony and a luxurious en-suite bathroom.

Outside, the property is surrounded by mature, well-tended gardens that provide both privacy and tranquillity. There is potential to add a garage (subject to the necessary planning permissions), and also a paddock circa 0.45 Acres (subject to formal survey & measurement).



SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – G.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Hoveringham is a thriving Trent Valley village close to amenities of the Minster town of Southwell and with convenient access to the regional centres of Nottingham (11 miles) and Newark (12 miles) with local Train Station at Lowdham. This conservation village has an active community life and is a highly regarded and desirable residence.





ACCOMMODATION

ENTRANCE HALL

With wooden parquet flooring, dado rail, coving to the ceiling, radiators, under stair storage cupboard, stairs to the first floor, doorway to the study and doors to the living room, dining room, kitchen and cloakroom.

WC

With two piece suite comprising a low-level WC and pedestal wash hand basin, half tiling to walls, tiled floor, column radiator and UPVC double glazed window to the front elevation.

LIVING ROOM

21' 8" x 13' 0" (6.6m x 3.96m) With UPVC double glazed window to the front elevation, UPVC double glazed French doors onto the garden, coving to the ceiling, wall light points, column radiators, wood flooring and inglenook fireplace with a log burning stove.

DINING ROOM

11' 6" x 10' 4" (3.51m x 3.15m) With wooden parquet flooring, column radiators, French doors to the orangery at the rear and open plan to kitchen with feature beam.

KITCHEN

12' 8" x 10' 5" (3.86m x 3.18m) Fitted with a range of wooden base units with a wooden work surface incorporating an undercounter ceramic Butler style sink with mixer tap, extractor hood, spaces for a large Range style cooker and space for a fridge freezer, UPVC double glazed windows to the rear and side elevations, tiled floor, tiled splashbacks and door to utility room.

UTILITY ROOM

8' 1" x 7' 9" (2.46m x 2.36m) With UPVC double glazed window, stable door, column radiator, tiled floor, spaces for appliances and plumbing for a washing machine.

ORANGERY

12' 1" x 11' 11" (3.68m x 3.63m) Brick built with windows to three elevations, vaulted glass roof, two sets of patio doors and tiled flooring.

STUDY

10' 4" x 10' 3" (3.15m x 3.12m) With UPVC double glazed window to the rear elevation, wooden parquet flooring and door leading to the annex.

GALLERIED LANDING

With UPVC double glazed arch window, wood flooring, coving to the ceiling, built-in storage cupboard with access to the loft and doors to the family bathroom and to four bedrooms.

FAMILY BATHROOM

10' 4" x 6' 4" (3.15m x 1.93m) Fitted with a traditional three piece suite comprising a high flush WC, pedestal wash hand basin and roll top bath with a mains fed shower over. Tiled splashbacks, wood flooring, column radiator, coving to the ceiling, extractor, feature cast iron fireplace and UPVC double glazed opaque window to the rear elevation.





MASTER BEDROOM

18' 5" x 12' 6" (5.61m x 3.81m) With UPVC double glazed French doors at rear onto a balcony, UPVC double glazed window to side elevation, column radiator, wood flooring and door to en-suite.

EN-SUITE

10' 4" x 6' 4" (3.15m x 1.93m) Fitted with a traditional three piece suite comprising a low level WC, pedestal wash hand basin and roll top bath with a mixer shower attachment, feature tongue and groove panelling to walls, wood flooring, radiator with towel rail, extractor and UPVC double glazed window to the rear elevation.

BEDROOM TWO

13' 4" x 10' 4" (4.06m x 3.15m) With UPVC double glazed window to the rear elevation, column radiator and wood flooring.

BEDROOM THREE

13' 1" x 10' 6" maximum measurement (3.99m x 3.2m) With UPVC double glazed window to the front elevation, column radiator and wood flooring.

BEDROOM FOUR

10' 2" x 10' 2" (3.1m x 3.1m) With UPVC double glazed window to the front elevation, column radiator and wood flooring.

ANNEX SITTING ROOM

17' 11" x 14' 6" (5.46m x 4.42m) With UPVC double glazed windows to the front elevation, radiator, built-in storage cupboard, wood flooring, stairs to the first floor, external door and door to kitchen.

ANNEX KITCHEN

9' 6" x 4' 2" (2.9m x 1.27m) Fitted with a modern range of wall and base units with work surface incorporating a circular sink unit with a stainless steel mixer tap, fitted oven, ceramic hob and stainless steel extractor hood, tiled splashbacks and wood flooring.

ANNEX BEDROOM (BEDROOM 5)

14' 8" x 16' maximum measurement (11" (4.47m x 5.16m) With UPVC windows to the front and rear elevations, wood flooring, walk-in storage cupboard and door to en-suite.

ANNEX EN-SUITE

9' 1" x 4' 4" (2.77m x 1.32m) Modern fitted three piece suite comprising a low level WC, pedestal wash hand basin, shower cubicle with an electric shower, chrome heated towel rail, wood flooring and double glazed skylight window to the rear.

OUTSIDE

To the front there is a gravelled driveway providing off street parking for several vehicles and a lawn garden enclosed by picket fencing. The rear gardens are mostly lawned with patio areas, covered veranda and borders for plants and shrubs. There is also a paddock/further garden area circa 0.45 Acres (subject to formal survey & measurement).





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NOTE

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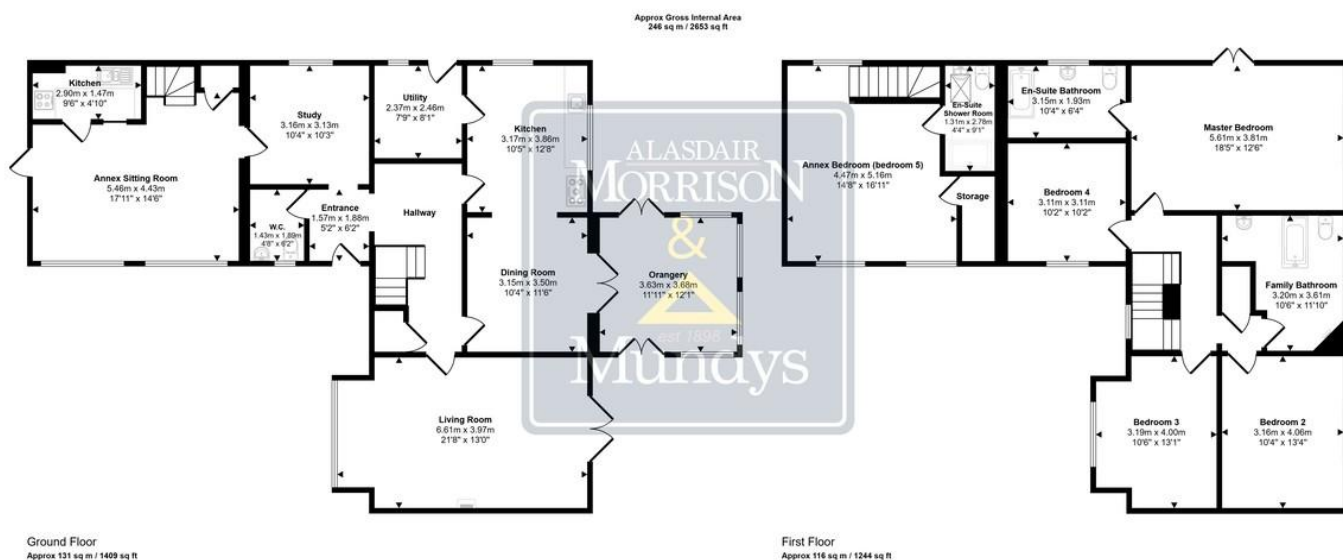
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