



**8 The Drive,  
Winthorpe, NG24 2NX**



**Book a Viewing!**

**£400,000**

Tucked away within the picturesque conservation area of Winthorpe, this delightful four bedroom semi detached cottage offers a rare blend of period charm, natural beauty, and modern comfort. Thoughtfully presented throughout, the home retains a wealth of character features and enjoys an enchanting setting with woodland to the rear. Pretty cottage gardens frame the front and rear of the property, complemented by a versatile garden studio or workshop - perfect for hobbies, home working, or quiet retreat. Inside, the accommodation flows beautifully, with a welcoming living room featuring a log burning stove and French doors opening onto the garden, creating a cosy yet light-filled space to relax. The adjoining garden room provides the perfect backdrop for entertaining, seamlessly connecting to a stylish Shaker style kitchen designed for both practicality and charm. A useful utility room with WC adds convenience to everyday living and there is also a third reception room. The Drive itself is steeped in history - once the approach to the grounds of Winthorpe Hall, it is now home to just five 19th-century cottages. Number 8 enjoys an especially appealing position along this short gravelled roadway, gently curving uphill and ending at tranquil Pears Wood. Surrounded by mature trees and natural hedgerows, the setting feels both private and informal, offering a sense of peace and timeless rural character just moments from village life.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Winthorpe is a charming small village located approximately 2 miles northeast of Newark-on-Trent with a pub, community centre, cricket club and village hall.





## ACCOMMODATION

### ENTRANCE HALL

With double glazed front door leading to spacious hallway with understairs storage, reception rooms off, quarry tiled floor, stairs to first floor and glazed door to kitchen.

### LOUNGE

15' 5" x 12' 9" (4.7m x 3.89m) With double glazed window to the front and French doors to rear garden, period style stone effect fire surround with log burner, coving to ceiling, wall light points and radiators.



### DINING ROOM

12' 9" x 11' 7" (3.89m x 3.53m) Versatile reception room with double glazed window to front elevation, radiators, open fire surround, coving to the ceiling, inset spotlights to ceiling, bespoke cabinetry and shelving to alcove.

### UTILITY / WC

With low level WC and wash hand basin in white, window to the rear elevation, part panelled walls, wall mounted gas central heated combination boiler and plumbing for washing machine.



### KITCHEN

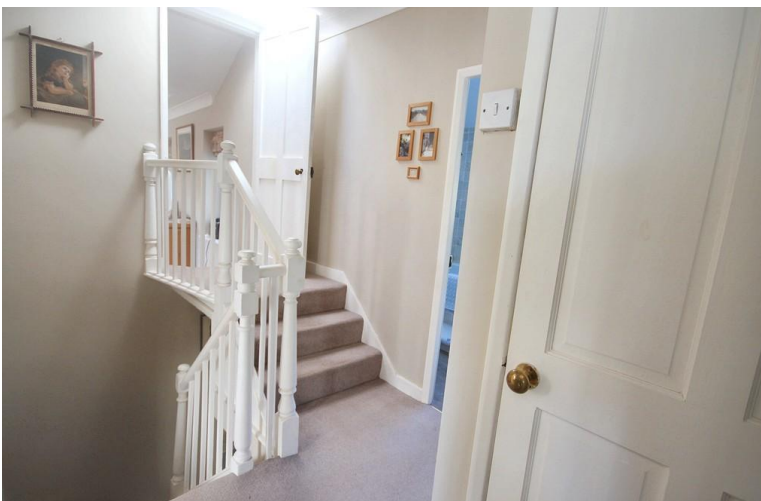
Galley style kitchen with a range of Shaker style wall and base units, cooker, hob and extractor over, stainless steel splashback, granite work tops with double Belfast sink with mixer tap, integrated fridge and dishwasher, quarry tiled floor, door to rear garden and opening to garden room.

### GARDEN ROOM

11' 0" x 11' 0" (3.35m x 3.35m) With double glazed windows and French doors to rear garden and part glazed door to rear, radiators, vaulted ceiling with wooden beams and skylight window.

### FIRST FLOOR LANDING

Split level with skylight window, doors to a built in storage cupboard, leading to all bedrooms and the bathroom.



### BEDROOM ONE

15' 7" x 12' 9" (4.75m x 3.89m) With double glazed windows to the front and rear, radiator and coving to the ceiling.

### BEDROOM TWO

11' 8" x 9' 2" (3.56m x 2.79m) With double glazed windows to rear elevation, skylight window and radiator.



#### BEDROOM THREE

11' 9" x 8' 1" (3.58m x 2.46m) With double glazed windows to the front elevation and radiator.

#### BEDROOM FOUR

7' 6" x 7' 1" (2.29m x 2.16m) With double glazed windows to the front elevation and radiator.

#### BATHROOM

Fitted with a white suite comprising a bath with tiled splashbacks and a mains fed shower over with shower screen, low level WC and pedestal wash hand basin, double glazed window, skylight window to the rear elevation, radiator with heated towel rail and inset spotlights.



#### STUDIO OFFICE / WORKSHOP

13' 5" x 10' 6" (4.09m x 3.2m) French doors to front, double glazed windows to both sides plus another external door, lighting, power, a Sedum eco-friendly "living roof" and walk-in store cupboard.

#### OUTSIDE

Parking at the front and lovely cottage style garden. The rear garden has been thoughtfully landscaped creating a peaceful retreat to enjoy.







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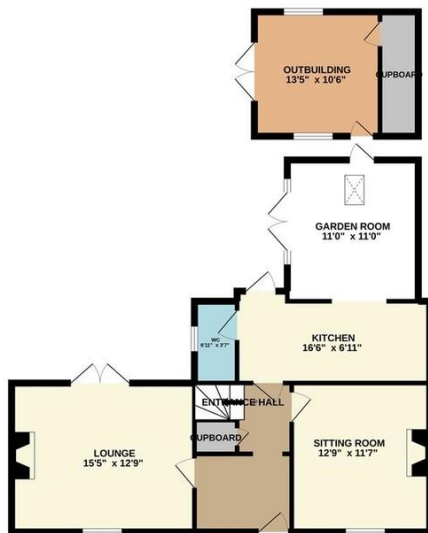
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GROUND FLOOR  
851 sq.ft. approx.



1ST FLOOR  
584 sq.ft. approx.



TOTAL FLOOR AREA: 1435 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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