



Sherbourne House, Markham Moor,  
DN22 0QU



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# £400,000

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Sherbourne House is an excellent example of a late-Victorian family home. The property is situated in the village of Markham Moor with easy access to the A1 trunk road, and Retford lying five miles to the north. Offered with no upward chain, the property offers extensive living accommodation featuring three reception rooms, a conservatory, dining kitchen, utility room, w.c, five bedrooms, and three en-suites. Sitting within grounds measuring approximately 1/4 acre, the property also offers a useful workshop/studio building to the rear, as well as ample off-road parking.



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### RECEPTION HALL

6.04m x 2m (19.8ft x 6.6ft)

Composite obscure double glazed front entrance door, double panel radiator, stairs leading to the first floor with picture window to right aspect and under-stair storage cupboard.

### LOUNGE

4.28m x 3.9m (14ft x 12.8ft)

Upvc double glazed splayed bay window to front aspect, coving and cornice to ceiling, television point, brick fireplace with tiled hearth, BT point, double panel radiator.



### SITTING ROOM

4.24m x 3.92m (13.9ft x 12.9ft)

Upvc double-glazed splayed bay window to front aspect, uPVC double-glazed window to left aspect, television point, exposed beamwork to ceiling, arched recess area, double panel radiator.

### DINING ROOM

4.62m x 4.15m (15.2ft x 13.6ft)

Opening leading to a staircase leading to the first floor, double panel radiator, fireplace with cast iron wood burning stove, double doors leading to:

### CONSERVATORY

3.69m x 3.37m (12.1ft x 11.1ft)

Upvc double glazed windows to front, left and rear aspects, double panel radiator, ceiling mounted downlights.

### STUDY

3.6m x 2.76m (11.8ft x 9.1ft)

Upvc double glazed window to rear aspect, panel radiator.



### BREAKFAST KITCHEN

4.21m x 4.14m (13.8ft x 13.6ft)

Fitted with a range of shaker-style base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with tiled splashback, as well as a matching island unit with wine racking. Appliances include a 'Rangemaster' five-ring electric range cooker. The kitchen also has a butler sink with butchers block drainer, uPVC double-glazed windows to the left and right aspects, double panel radiator.

### UTILITY ROOM

4.24m x 2.41m (13.9ft x 7.9ft)

Space and supply for American-style fridge freezer, uPVC double-glazed window to left aspect, pedestal wash hand basin, door leading into:

### W.C.

1.51m x 0.85m (5ft x 2.8ft)

Low-level flush w.c., upvc double glazed window to left aspect.

### PORCH

1.63m x 1m (5.3ft x 3.3ft)

Upvc double glazed door to right aspect leading out to the driveway.

### 1ST FLOOR-LANDING

2.81m x 1.87m (9.2ft x 6.1ft)

Double panel radiator, doors leading to all bedrooms as well as a staircase leading to the 2nd floor.

### BEDROOM ONE

4.24m x 4.07m (13.9ft x 13.4ft)

Upvc double glazed window to front aspect, double panel radiator.





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### EN-SUITE

1.93m x 1.1m (6.3ft x 3.6ft)

Low-level flush w.c., wash hand basin with toiletry storage below, fully tiled shower enclosure with mains fed shower within, uPVC double glazed obscure window to left aspect.

### BEDROOM TWO

4.3m x 3.08m (14.1ft x 10.1ft)

Upvc double glazed window to left aspect, double panel radiator, door leading to:

### EN-SUITE

4.24m x 2.3m (13.9ft x 7.5ft)

Freestanding roll-top bath, twin wash hand basins with toiletry storage below, low level flush w.c., double-doored cupboard housing hot water cylinder tank, uPVC double glazed window to left aspect, double panel radiator.

### BEDROOM THREE

4.3m x 3.92m (14.1ft x 12.9ft)

Upvc double glazed window to front aspect, further window to right aspect, understair storage area with uPVC double glazed window to front aspect.

### BEDROOM FOUR

3.6m x 2.81m (11.8ft x 9.2ft)

Upvc double glazed window to rear aspect, double panel radiator.

### 2ND FLOOR-BEDROOM FIVE

5.63m x 4.05m (18.5ft x 13.3ft)

Roof light to rear aspect, television point, double panel radiator.

### EN-SUITE

2.95m x 2.7m (9.7ft x 8.9ft)

Freestanding roll-top bath, low-level flush w.c., pedestal wash hand basin, tiled walls to half height and tiled floor covering, double panel radiator, fitted cupboards with hanging rails within, decorative roof light to rear aspect.



## GARDENS & GROUNDS

The main garden is predominantly located to the left aspect of the property, which is laid to lawn and features two patio areas immediately near to the conservatory. There are pathways leading to both the front garden as well as the driveway and workshop/studio.

## WORKSHOP/STUDIO BUILDING

The workshop could be converted into extra living space, an annexe or office suite (subject to the necessary permissions). Two windows to front aspect, low level flush w.c. and wash hand basin, panel radiator, power and light.

## TENURE

Freehold

## COUNCIL TAX

Band D

## SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

## DISCLAIMER

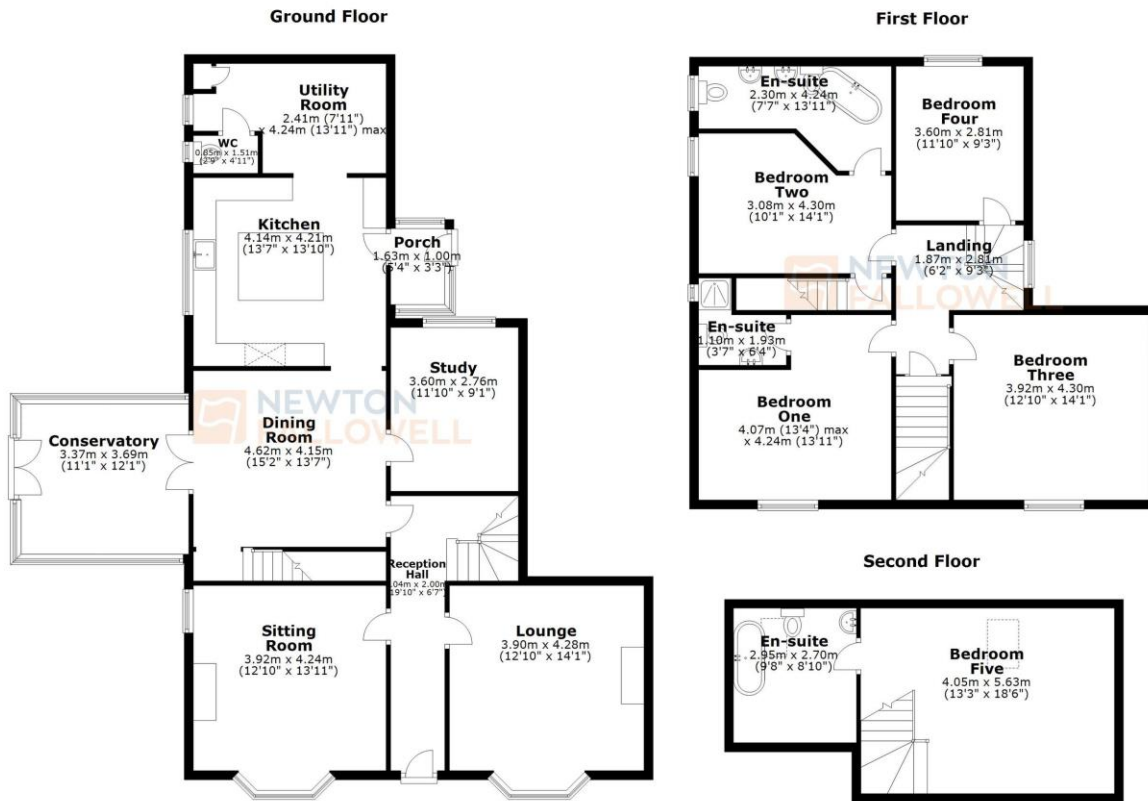
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.







# Floorplan



Total area: approx. 228.5 sq. metres (2459.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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