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Ash View

Southwell, NG25 0QP

Price Guide £550,000



## Ash View

Halloughton, Southwell, NG25 0QP

Situated in a prime residential location offering elevated views over open countryside and offered with No Upward Chain, this well appointed detached family home offers further potential for development/extension subject to planning. The property offers accommodation including entrance hall, cloakroom, lounge, garden room, open plan kitchen/dining room, rear hall, utility, First floor, master bedroom with dressing room and en-suite, two further bedrooms and bathroom. Outside, long sweeping gravel driveway with turning area to the front with lawn gardens to front, side and rear, private south facing well stocked rear garden with patio area.

We highly recommend an early viewing to appreciate the setting of this delightful home.

### Halloughton

Ash View is situated centrally, on gently rising land set back from the road, within the historic and unspoilt conservation village of Halloughton. The village offers all the benefits of rural living, together with excellent transport connections and nearby educational, retail and leisure facilities in Southwell.

There are numerous working farms in the village and quiet foot and bridle paths, with no through route for vehicles. Only two miles from the centre of Southwell, and an easy walk in to Southwell, there is a stop at the village end for buses to Nottingham.

### Entrance Porch

Covered entrance porch and light to the main double glazed front door.

### Entrance Hall

14'05" x 5'06" (4.39m x 1.68m)  
Radiator. Stairs rising to the first floor.

### Downstairs WC

Radiator. Fitted with a WC and wash hand basin.

### Lounge

18'04" x 11'10" (5.59m x 3.61m)

Window to the front overlooking the garden and beyond and sliding doors to the garden room. Archway extends into an alcove that could lend itself to a cosy study. Two radiators. Brick open fire set on a tiled hearth.

### Garden Room

23'07" x 9'11" (7.19m x 3.02m)

South facing sunny room with large patio doors opening onto the rear patio and overlooking the garden as well as a side window. Access into the kitchen.

### Kitchen/Dining Room

22'08" x 11'10" (6.91m x 3.61m)

Fitted with a range of wall and base units surmounted by a work surface inset with stainless steel single drainer sink unit. Space for range cooker and fridge. Two radiators. Splash back tiling to walls. Tiled floor to kitchen area. Windows to both the front and side elevations with views over open countryside.

### Rear Hall

10'02" x 5'01" (3.10m x 1.55m)

Access to the garage, utility and driveway. Fully tiled floor.

### Utility Room

12'04" x 6'08" (3.76m x 2.03m)

Range of wall cupboards and base units surmounted by a worksurface inset with sink and further cupboard housing the oil fired boiler. Space and plumbing for washing machine.





#### First Floor Landing

Double glazed window offering open views over fields to the front. Radiator. Doors off.

#### Bedroom One

11'05" x 11'10" (3.48m x 3.61m)

Double glazed window to the front with beautiful views over open countryside. Radiator.

#### Dressing Room

6'05" x 4'0" (1.96m x 1.22m)

Double glazed window to the rear elevation. Fitted with shelving and storage space. Radiator.

#### En-Suite

6'09" x 6'05" (2.06m x 1.96m)

Fitted with a walk-in shower cubicle, pedestal wash hand basin and low flush WC. Fully tiled. Heated towel rail. Double glazed window to the rear elevation.

#### Bedroom Two

11'05" x 9'10" (3.48m x 3.00m)

Fitted double wardrobes and radiator. Double glazed window to the front elevation.

#### Bedroom Three

9'10" x 9'02" (3.00m x 2.79m)

Double glazed window with views over the rear garden and fields beyond. Double wardrobes. Radiator.

#### Bathroom

7'10" x 6'0" (2.39m x 1.83m)

Fitted with a suite comprising panel bath with shower over, vanity wash hand basin and low flush WC. Double glazed window to the rear elevation. Radiator.

#### Outside

Front garden with gravel drive that sweeps up in front of the house with hard standing for parking numerous cars and turning area. The garden is laid mainly to lawn with established hedging to the boundary with mature trees and shrubs. Open views across rolling countryside surround the house. The rear garden is enclosed by established hedging or post and rail fencing. There is a generous patio which is perfect for sitting out and enjoying the south facing garden. Stone steps lead up from the patio to the lawned area. The lawn is surrounded by mature shrubs, trees and plants. Log store and oil tank to the side.

#### Garage

18'05" x 9'0" (5.61m x 2.74m)

With electric up and over door, side window and power and light supplied. Potential for store/workbench.

#### Local Authority

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

#### Services

Electricity and water are connected to the property. Drainage to septic tank, oil fired central heating. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

#### Tenure

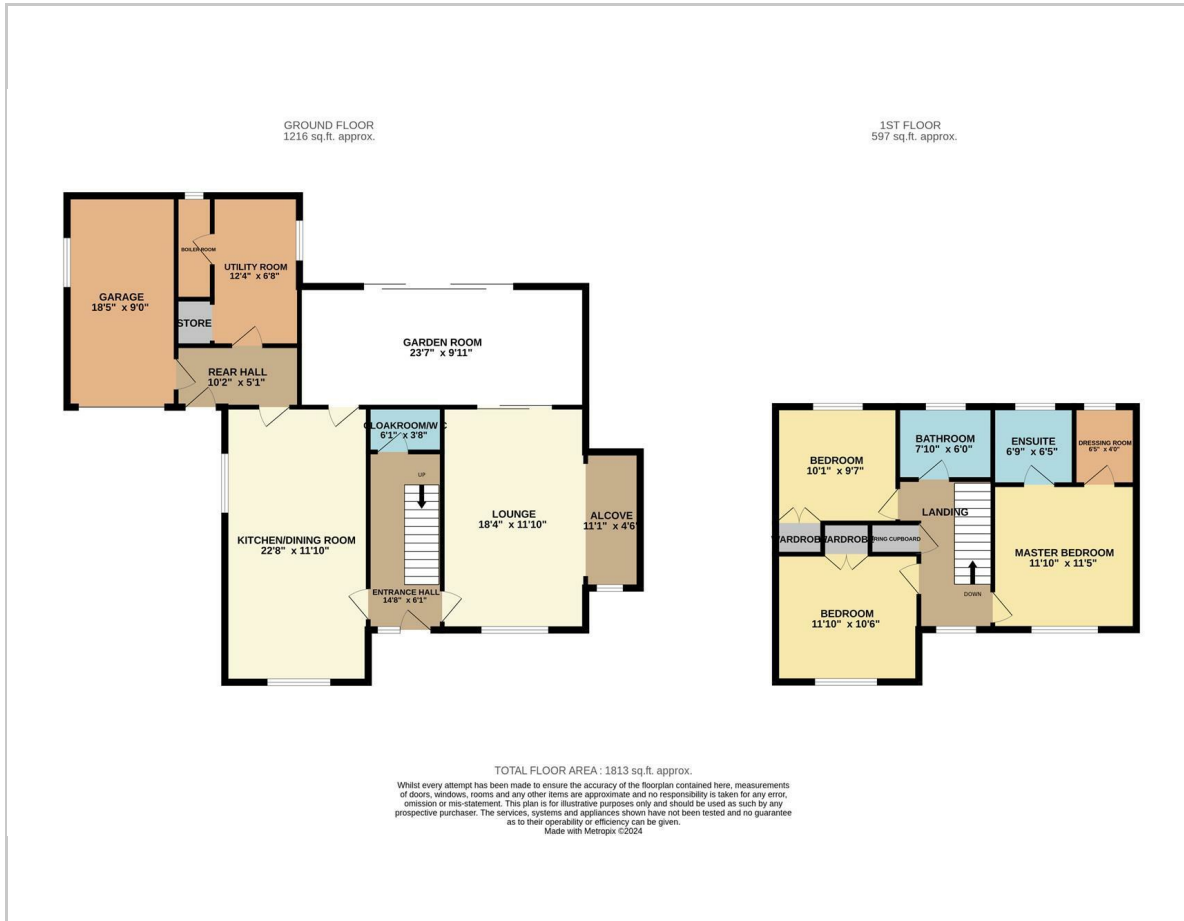
Freehold with vacant possession.

#### Viewing Information

By appointment with the office, call 01636 813971.



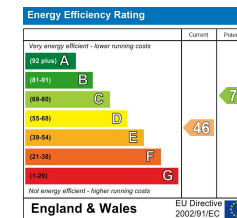
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Alasdair Morrison Southwell Office on 01636 813971 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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