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Dumble House Oxton Road, Southwell, NG25 0RP

£1,350,000



Property Description

Simply stunning country home sitting in a plot extending to approximately 4.7 acres in this unrivalled rural location with open views to all aspects. No expense has been spared in this delightful home which offers accommodation including entrance hall, dining room, study, large open plan family room/kitchen with further dining area off, snug/playroom, garden room, utility room, shower room, basement cinema/games room. first floor master bedroom with en-suite bathroom and walk in wardrobes, bedroom two with en-suite, three double bedrooms, family bathroom. Outside total plot extends to approximately 4.7 acres with long driveway and ample car standing, garage/store and further double garage with store/workshop above. The property benefits from underfloor heating throughout.

RECEPTION HALL

Oak entrance door with glazed panel inset, double glazed window to front elevation, Oak strip floor, stairs to first floor with concealed shoe store and under stairs cupboard

STUDY

11'7" x 8'0" (3.54 x 2.46)

Double glazed window to the rear elevation, fitted office furniture and shelving.

CLOAKROOM

Low level WC, wash hand basin, Oak strip floor, frosted double glazed window to the rear.

DINING ROOM

20'1" x 15'5 (6.12m x 4.70m)

Double glazed Bifold doors to the rear elevation, Log burner with brick inset and stone hearth, wall lights, double glazed bay window to the side elevation.



FAMILY ROOM/KITCHEN

29'9" x 22'9" (9.07m x 6.93m)

Bespoke fitted kitchen. Base and larder units with Silestone work surfaces, Belfast double sink unit, plumbing for dishwasher, an Everhot electric range cooker, island unit with food preparation sink and concealed electrics, fitted drawers and shelving, space for American style Fridge/Freezer, double glazed window to the side elevation, feature exposed timbers with glazed roof, Oak strip flooring.

DINING AREA

14'9" x 11'6" (4.50m x 3.51m)

Dining area with double glazed window to the front elevation and wall lights.

FAMILY ROOM AREA

Double glazed door to side, log burner with slate hearth, brick inset and wood over mantle, full length double glazed bi-fold door to rear, exposed timbers and leading to study/playroom

SNUG/PLAYROOM

8'0" x 8'0" (2.44m x 2.44m)

Double glazed oak framed window to side

UTILITY ROOM

9'4" x 7'4" (2.84m x 2.24m)

With range of base units and Belfast sink unit, plumbing for washing machine, tiled floor, Silestone work surfaces, door to the rear elevation and double glazed window to the front.

SHOWER ROOM

Low level WC, wash hand basin and double shower cubicle, tiled floor, double glazed window to front

GARDEN ROOM

19'10" x 13'7" (6.05m x 4.14m)

A full height room with vaulted ceiling and exposed oak timbers with full height double glazed windows into both gables, corner log burner, two double glazed French doors to two elevations.



INNER HALL

Double glazed window to side, steps down to

BASEMENT/ CINEMA ROOM

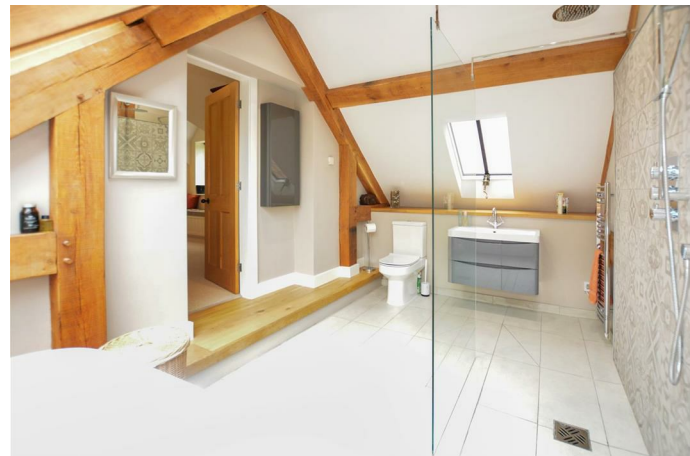
22'0" x 15'5" (6.71m x 4.70m)

Having built in shelved and racked cupboards, double glazed window to the side elevation useful built in storage cupboard.

FIRST FLOOR LANDING

Double glazed window to the rear elevation and door leading off to:







MASTER BEDROOM

17'2" x 15'10" (5.23m x 4.83m)

Vaulted ceiling, double glazed windows to both side of the property and window seat, walk - in fitted furniture with rails, shelving and lighting, wardrobe with glazed pocket door and lighting.

EN-SUITE BATHROOM

15'10" x 8'0" (4.83m x 2.44m)

En-suite bathroom free standing MODE double ended bath with free standing mixer tap and shower attachment, low level WC, wash hand basin with vanity storage beneath, double glazed Velux window to side and timber framed windows to the other side, , double width shower/wet area, tiled flooring.



BEDROOM TWO

18'6" x 13'8" (5.64m x 4.17m)

Having double glazed windows to both the rear and front elevations, fitted wardrobes and vaulted ceiling.

EN-SUITE SHOWER ROOM

7'2" x 4'8" (2.18m x 1.42m)

Low level WC. wash hand basin, shower cubicle, half tiled walls and tiled floors, double glazed Velux window.

BEDROOM THREE

12'0" x 11'7" (3.66m x 3.53m)

Double glazed window to the front elevation, vaulted ceiling and high level mezzanine storage area.



BEDROOM FOUR

13'8" x 9'10" (4.19 x 3.00)

Double glazed window to the front elevation and vaulted ceiling.

BEDROOM FIVE

10'5" x 9'10" (3.18 x 3.01)

With double glazed window to the rear.

FAMILY BATHROOM

11'8" x 10'3" (3.56m x 3.12m)

Free standing double ended bath with mixer tap and shower attachment, double width wet area, wash hand

basin with vanity storage beneath, low level wc, towel radiator, half tiled walls and tiled floor, two double glazed Velux windows to front.

OUTSIDE

The property is approached by an approximately 300m long driveway .To the front is car standing for numerous vehicles giving access to a double garage and single garage/store room which houses the biomass boiler and controls for the rainwater harvesting system. An external staircase gives access to a useful storage/workshop. Further workshop/Garden Storage area (13'6 x 9'4). Formal gardens laid mainly to lawn with flower borders and a variety of mature trees and shrubs large pond and flagstone patio and pathway., post and rail fence gives access to the main plot which is mainly laid to paddock with a total measuring approximately 4.7 acres.

LOCAL AUTHORITY

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

SERVICES

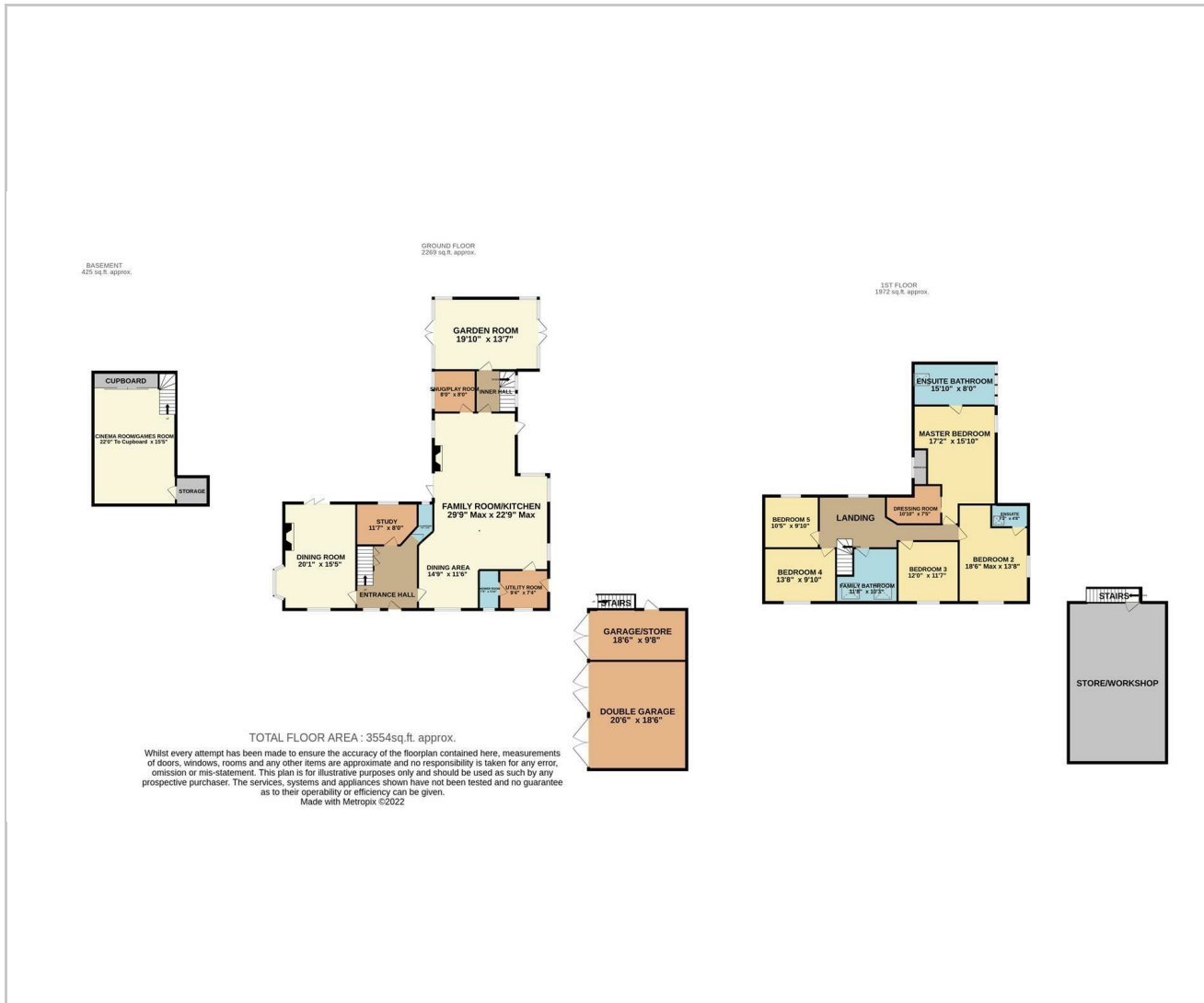
All mains services are connected to the property except mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING

By appointment with the office, call 01636 813971.



Agents Note: 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. All measurements are approximate 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.