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Cheval House The West Lawns, Southwell, NG25 0JW

Guide Price £1,200,000



Property Description

Individually designed three storey seven bedroom detached family home situated on a large plot in this prime location, offered with no upward chain. Situated a short walk from Southwell Town Centre which offers a wealth of facilities and amenities the property briefly comprises, entrance hall, cloakroom, study, living room, dining room, large fully fitted kitchen/dining area, utility room, family room and garden room. First floor, Master bedroom with dressing room and en-suite, two further bedrooms with dressing rooms and en-suite, bedroom 4 and 5 and family bathroom. Second floor, two further double bedrooms, bathroom and store room. Outside, wrought iron double gates lead to large driveway, double garage and further tandem garage/workshop. Formal garden to side and rear, mainly lawn with established trees, shrubs and flowers.

We highly recommend a viewing to fully appreciate this spacious property on a large plot in this prime location.

COVERED PORCH

Hardwood door with double glazed side windows leads to the entrance hall.

ENTRANCE HALL

12'05" x 12'04" max (3.78m x 3.76m max)

Oak flooring. Recessed utilities cupboard. doors off and stairs rising to the first floor.

CLOAKS

6'06" x 3'09" (1.98m x 1.14m)

Fitted with low flush WC and pedestal wash hand basin. Splash back tiling to walls and Oak flooring.

STUDY

10'09" x 10'09" (3.28m x 3.28m)

Double glazed window to the rear. Door to garage.

LIVING ROOM

24'08" x 13'02" (7.52m x 4.01m)

Coal effect gas fire set within a tiled inset and hearth with marble surround. Wall lights. Triple aspect double glazed windows and double glazed doors to the rear elevation.



DINING ROOM

14'07" x 11'06" (4.45m x 3.51m)

Double glazed window. Oak flooring.

OPEN PLAN KITCHEN/DINING AREA

24'06" x 15'04" (7.47m x 4.67m)

Fitted with a range of wall and base units surmounted by a granite worksurface with grooved drainer and undermounted sink. Integral appliances include Hotpoint fridge/freezer, Neff microwave, Hotpoint dishwasher and Stoves electric oven and hob with extractor over. Aga with three ovens and two warming hobs. Centre island unit. Tiled floor. The dining area has a double glazed window and door and tiled floor. Double base unit.

UTILITY ROOM

10'0" x 6'0" (3.05m x 1.83m)

Wall and base units surmounted by a worksurface inset with stainless steel single drainer sink unit. Plumbing and space for washing machine and tumble dryer. Tiled floor. Double glazed window.

FAMILY ROOM

17'11" x 10'0" (5.46m x 3.05m)

Double glazed window. Tiled floor. Wall lights.

GARDEN ROOM

12'09" x 15'10" (3.89m x 4.83m)

With brick base and double glazed windows and double glazed double doors to the garden. Tiled floor. Two Velux windows.

FIRST FLOOR LANDING

Doors off. Double glazed windows to front and side. Two storage cupboards. Airing cupboard.

MASTER BEDROOM

17'02" x 14'03" (5.23m x 4.34m)

Two double glazed windows. Doors to en-suite and dressing room.

EN-SUITE

7'03" max x 10'06" (2.21m max x 3.20m)

Double glazed window, shower cubicle, low level wc and wash hand basin



DRESSING ROOM

8'09" x 5'10" (2.67m x 1.78m)

Double glazed window.

FAMILY BATHROOM

9'07" x 7'03" (2.92m x 2.21m)

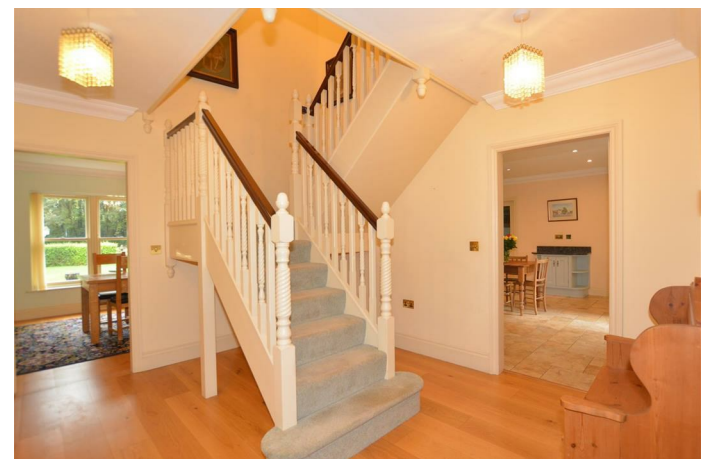
Double glazed window, panelled bath, low level wc and wash hand basin

BEDROOM

17'10" x 13'03" (5.44m x 4.04m)

Double glazed window. Doors to en-suite and dressing room.







EN-SUITE

7'03" x 6'04" (2.21m x 1.93m)

Double glazed window, shower cubicle, low level wc and wash hand basin.

DRESSING ROOM

5'07" x 6'04" (1.70m x 1.93m)

BEDROOM

15'0" max x 17'09" (4.57m max x 5.41m)

Double glazed window. Doors to en-suite and dressing room.

EN-SUITE

7'05" x 6'04" (2.26m x 1.93m)

Double glazed window, shower cubicle, low level wc and wash hand basin.

DRESSING ROOM

7'11" x 6'04" (2.41m x 1.93m)

Double glazed window.

BEDROOM

12'05" x 11'08" (3.78m x 3.56m)

Double glazed window.

BEDROOM

12'05" x 13'10" (3.78m x 4.22m)

Double glazed window, recessed store cupboard.

SECOND FLOOR LANDING

Window to front and rear

BEDROOM

14'2 x 16'9 max (4.32m x 5.11m max)

Double glazed windows to side and rear

BEDROOM

14'2 x 13'3 (4.32m x 4.04m)

Measurement increases to 26'3, with double glazed windows to front and rear

BATHROOM

8'4 x 6'7 (2.54m x 2.01m)

Velux window, panelled bath, low level wc, wash hand basin, separate shower cubicle,

STORE ROOM

8'4 x 5'6 (2.54m x 1.68m)

Situated off bedroom 6



OUTSIDE

Tarmac shared driveway leads to wrought iron gates opening to a block paved driveway with further wrought iron hand gate. External lighting. Double garage with up and over electric doors, power and light supplied and rear double glazed door and windows. The property sits in delightful grounds with a lawn garden, flower and shrub borders and beds with mature trees include Silver Birch and Willow. Fence and hedge perimeter, flagstone patio and pathway running round to a further garage/workshop (33'08" x 11'08") with up and over door to one end and double doors to the other end. Eaves storage, two Velux windows, light and power supplied. Enclosed rear gravel and flagstone area with outside lighting and tap, additional outside WC. Gravel driveway returning to the front driveway.

LOCAL AUTHORITY

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

SERVICES

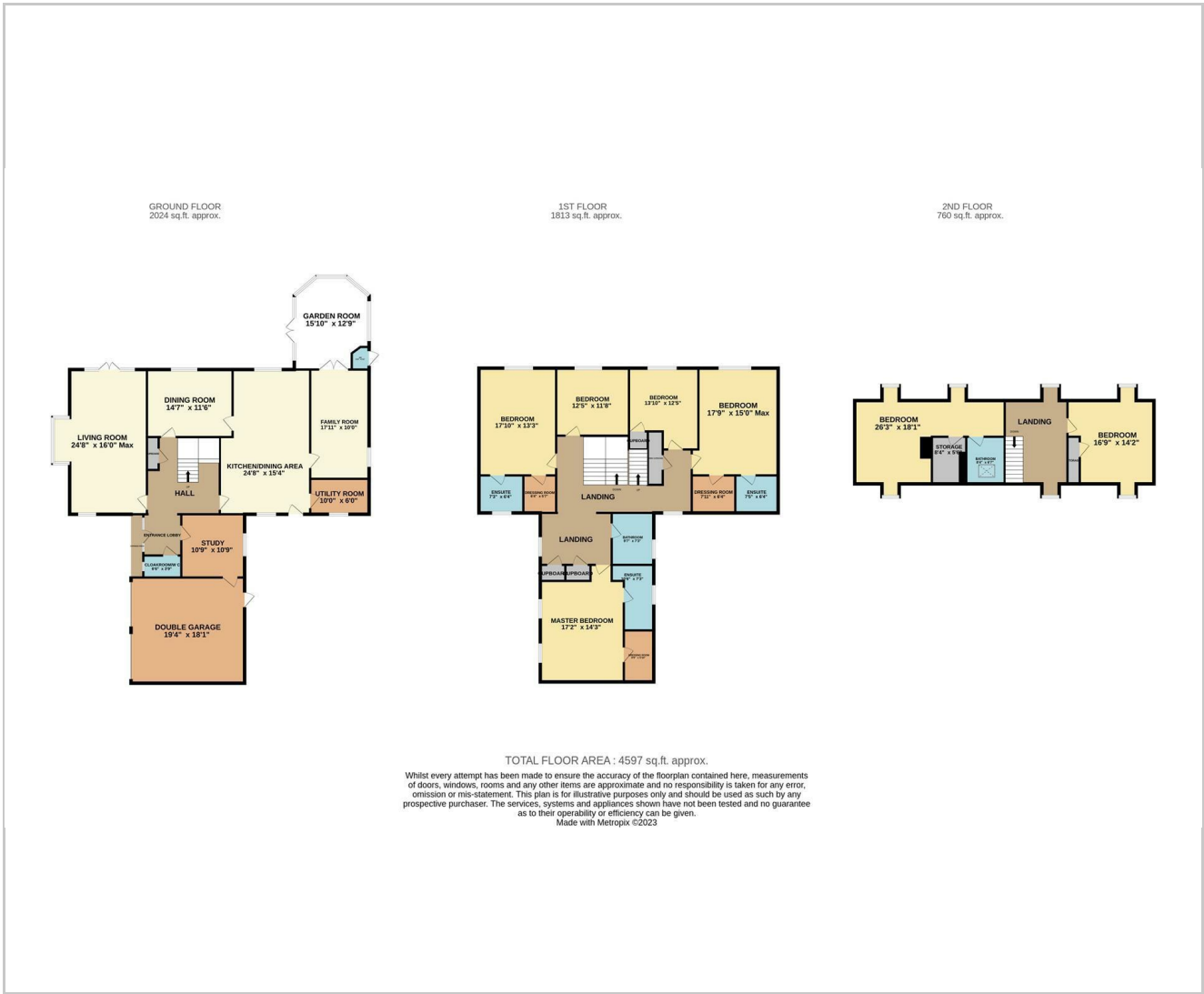
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING INFORMATION

By appointment with the agents office.



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.



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